

# Local Market Update for October 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	27	<b>37</b>	+ 37.0%	291	<b>309</b>	+ 6.2%
Pending Sales	24	<b>27</b>	+ 12.5%	224	<b>264</b>	+ 17.9%
Closed Sales	20	<b>26</b>	+ 30.0%	215	<b>236</b>	+ 9.8%
Days on Market Until Sale	20	<b>21</b>	+ 5.0%	36	<b>27</b>	- 25.0%
Median Sales Price*	\$225,000	<b>\$305,710</b>	+ 35.9%	\$242,500	<b>\$255,000</b>	+ 5.2%
Average Sales Price*	\$230,172	<b>\$291,213</b>	+ 26.5%	\$232,078	<b>\$248,248</b>	+ 7.0%
Percent of List Price Received*	100.8%	<b>98.5%</b>	- 2.3%	98.6%	<b>98.6%</b>	0.0%
Inventory of Homes for Sale	50	<b>40</b>	- 20.0%	--	--	--
Months Supply of Inventory	2.4	<b>1.6</b>	- 33.3%	--	--	--

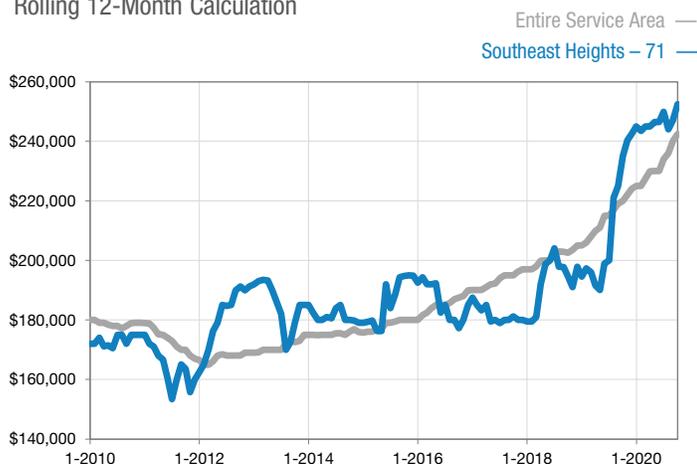
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>2</b>	- 66.7%	58	<b>81</b>	+ 39.7%
Pending Sales	7	<b>5</b>	- 28.6%	55	<b>86</b>	+ 56.4%
Closed Sales	2	<b>6</b>	+ 200.0%	49	<b>80</b>	+ 63.3%
Days on Market Until Sale	88	<b>38</b>	- 56.8%	132	<b>61</b>	- 53.8%
Median Sales Price*	\$141,900	<b>\$157,000</b>	+ 10.6%	\$167,000	<b>\$195,950</b>	+ 17.3%
Average Sales Price*	\$141,900	<b>\$180,983</b>	+ 27.5%	\$163,143	<b>\$190,027</b>	+ 16.5%
Percent of List Price Received*	100.0%	<b>101.3%</b>	+ 1.3%	97.6%	<b>99.0%</b>	+ 1.4%
Inventory of Homes for Sale	19	<b>1</b>	- 94.7%	--	--	--
Months Supply of Inventory	3.5	<b>0.1</b>	- 97.1%	--	--	--

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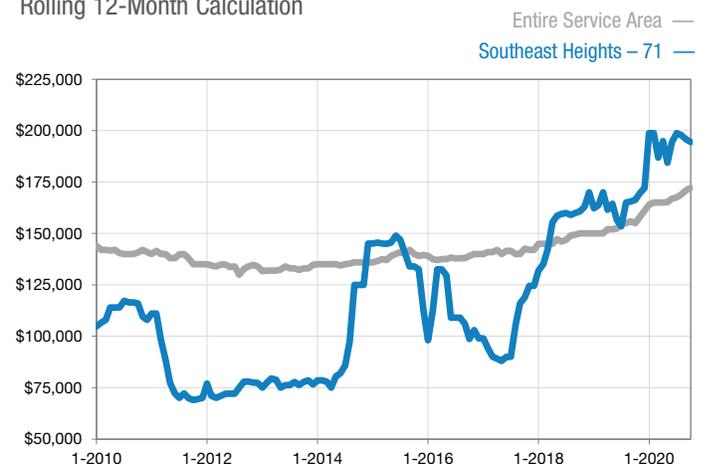
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.