

Local Market Update for October 2020

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



87031

Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	41	51	+ 24.4%	580	564	- 2.8%
Pending Sales	32	54	+ 68.8%	438	524	+ 19.6%
Closed Sales	44	60	+ 36.4%	426	465	+ 9.2%
Days on Market Until Sale	56	35	- 37.5%	67	43	- 35.8%
Median Sales Price*	\$212,000	\$220,963	+ 4.2%	\$184,000	\$218,000	+ 18.5%
Average Sales Price*	\$227,159	\$236,855	+ 4.3%	\$199,624	\$227,921	+ 14.2%
Percent of List Price Received*	98.2%	100.1%	+ 1.9%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	149	64	- 57.0%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.9%	--	--	--

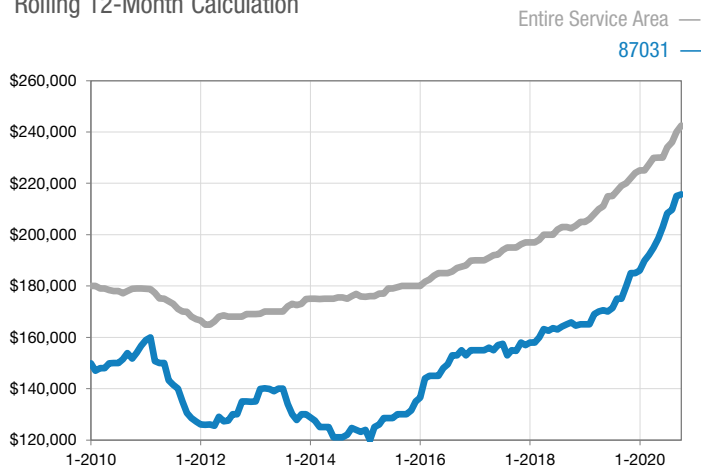
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	3	3	0.0%	31	19	- 38.7%
Pending Sales	0	1	--	26	18	- 30.8%
Closed Sales	1	0	- 100.0%	26	18	- 30.8%
Days on Market Until Sale	5	--	--	37	31	- 16.2%
Median Sales Price*	\$142,000	--	--	\$135,250	\$144,660	+ 7.0%
Average Sales Price*	\$142,000	--	--	\$136,213	\$146,523	+ 7.6%
Percent of List Price Received*	97.9%	--	--	97.2%	99.0%	+ 1.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--

* 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.

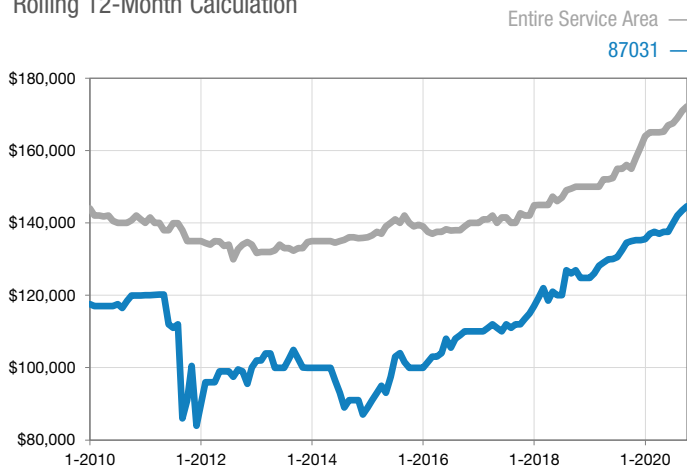
Median Sales Price - Single-Family Detached

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.