

Local Market Update for October 2020

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	6	8	+ 33.3%	91	70	- 23.1%
Pending Sales	8	10	+ 25.0%	61	59	- 3.3%
Closed Sales	5	7	+ 40.0%	55	51	- 7.3%
Days on Market Until Sale	56	34	- 39.3%	46	50	+ 8.7%
Median Sales Price*	\$275,000	\$325,000	+ 18.2%	\$265,000	\$273,600	+ 3.2%
Average Sales Price*	\$288,400	\$358,436	+ 24.3%	\$283,876	\$326,722	+ 15.1%
Percent of List Price Received*	98.3%	100.2%	+ 1.9%	97.6%	96.7%	- 0.9%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	3.7	1.3	- 64.9%	--	--	--

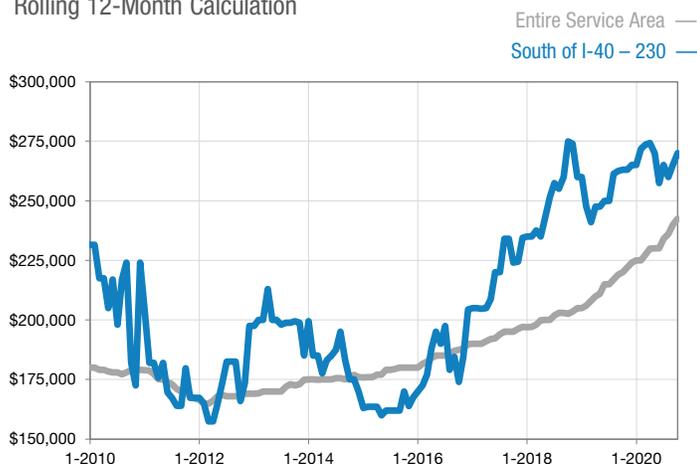
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

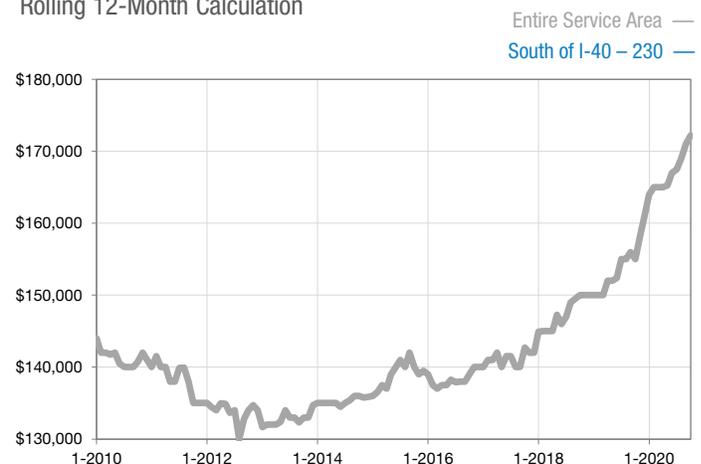
Median Sales Price - Single-Family Detached

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.