

# Local Market Update for October 2020

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



## 87102

Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	17	20	+ 17.6%	184	186	+ 1.1%
Pending Sales	11	19	+ 72.7%	126	146	+ 15.9%
Closed Sales	11	16	+ 45.5%	120	129	+ 7.5%
Days on Market Until Sale	47	35	- 25.5%	45	43	- 4.4%
Median Sales Price*	\$159,500	\$178,500	+ 11.9%	\$166,450	\$164,500	- 1.2%
Average Sales Price*	\$176,091	\$228,719	+ 29.9%	\$183,332	\$178,674	- 2.5%
Percent of List Price Received*	96.8%	98.9%	+ 2.2%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	46	25	- 45.7%	--	--	--
Months Supply of Inventory	3.9	1.9	- 51.3%	--	--	--

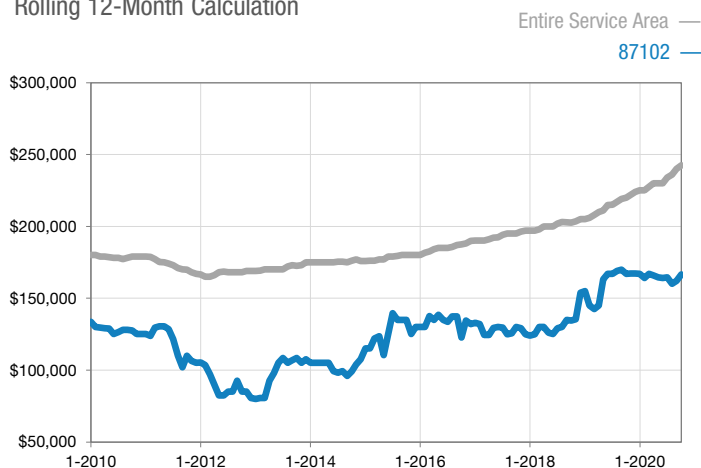
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	10	17	+ 70.0%	90	93	+ 3.3%
Pending Sales	8	10	+ 25.0%	47	52	+ 10.6%
Closed Sales	5	4	- 20.0%	38	47	+ 23.7%
Days on Market Until Sale	56	36	- 35.7%	62	47	- 24.2%
Median Sales Price*	\$155,000	\$163,500	+ 5.5%	\$180,000	\$199,000	+ 10.6%
Average Sales Price*	\$180,500	\$170,500	- 5.5%	\$192,902	\$205,669	+ 6.6%
Percent of List Price Received*	94.4%	97.8%	+ 3.6%	96.9%	97.7%	+ 0.8%
Inventory of Homes for Sale	23	28	+ 21.7%	--	--	--
Months Supply of Inventory	5.4	5.4	0.0%	--	--	--

\* 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.

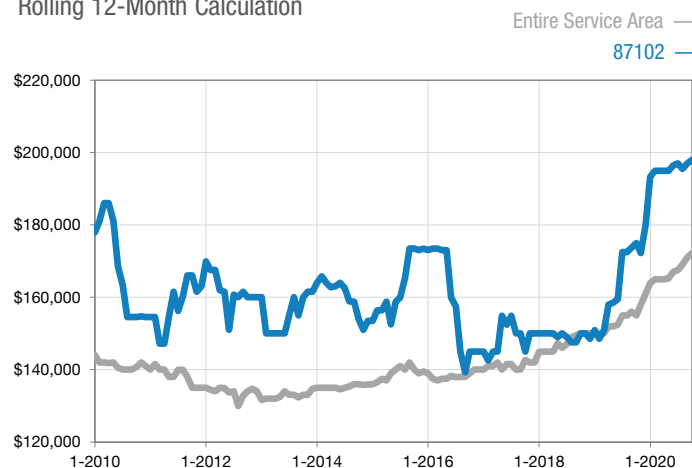
### Median Sales Price - Single-Family Detached

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.