

Local Market Update for October 2020

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	25	33	+ 32.0%	258	242	- 6.2%
Pending Sales	25	27	+ 8.0%	185	186	+ 0.5%
Closed Sales	14	20	+ 42.9%	170	167	- 1.8%
Days on Market Until Sale	49	18	- 63.3%	47	40	- 14.9%
Median Sales Price*	\$333,750	\$353,500	+ 5.9%	\$301,250	\$320,000	+ 6.2%
Average Sales Price*	\$543,279	\$564,550	+ 3.9%	\$398,891	\$431,840	+ 8.3%
Percent of List Price Received*	97.2%	99.2%	+ 2.1%	96.4%	98.0%	+ 1.7%
Inventory of Homes for Sale	55	42	- 23.6%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

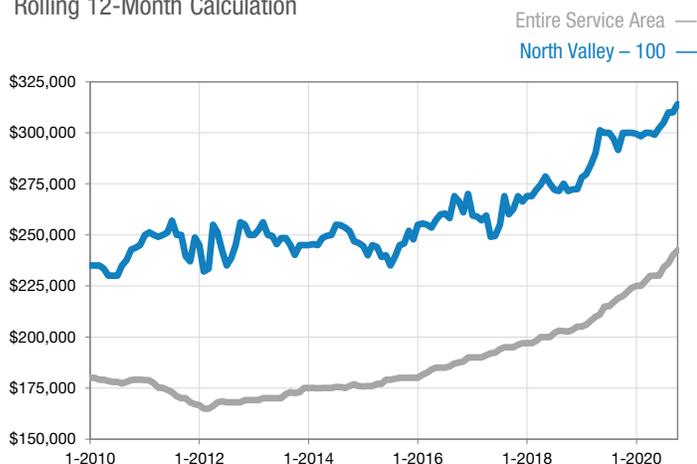
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	2	5	+ 150.0%	29	51	+ 75.9%
Pending Sales	2	5	+ 150.0%	26	46	+ 76.9%
Closed Sales	5	4	- 20.0%	25	43	+ 72.0%
Days on Market Until Sale	13	2	- 84.6%	24	7	- 70.8%
Median Sales Price*	\$127,000	\$154,950	+ 22.0%	\$127,000	\$157,000	+ 23.6%
Average Sales Price*	\$160,400	\$192,225	+ 19.8%	\$157,221	\$175,737	+ 11.8%
Percent of List Price Received*	96.5%	101.3%	+ 5.0%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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.

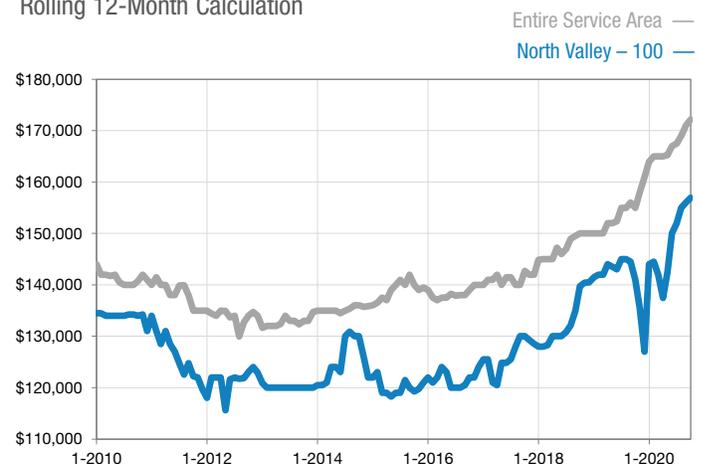
Median Sales Price - Single-Family Detached

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.