

# Local Market Update for October 2020

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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                    | 18        | 25               | + 38.9%        | 256          | 245              | - 4.3%         |
| Pending Sales                   | 9         | 27               | + 200.0%       | 195          | 225              | + 15.4%        |
| Closed Sales                    | 17        | 25               | + 47.1%        | 200          | 207              | + 3.5%         |
| Days on Market Until Sale       | 32        | 8                | - 75.0%        | 32           | 23               | - 28.1%        |
| Median Sales Price*             | \$312,000 | <b>\$262,000</b> | - 16.0%        | \$252,750    | <b>\$265,000</b> | + 4.8%         |
| Average Sales Price*            | \$302,024 | <b>\$289,150</b> | - 4.3%         | \$265,723    | <b>\$290,008</b> | + 9.1%         |
| Percent of List Price Received* | 98.2%     | 100.1%           | + 1.9%         | 98.6%        | 99.1%            | + 0.5%         |
| Inventory of Homes for Sale     | 42        | 15               | - 64.3%        | --           | --               | --             |
| Months Supply of Inventory      | 2.2       | 0.7              | - 68.2%        | --           | --               | --             |

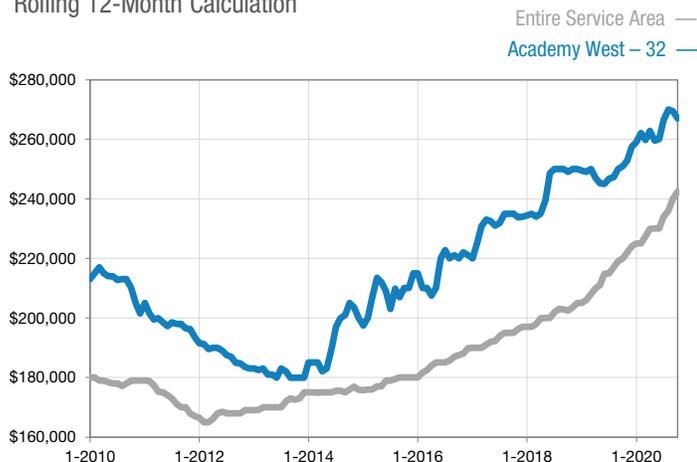
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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                    | 9         | 15               | + 66.7%        | 133          | 152              | + 14.3%        |
| Pending Sales                   | 9         | 14               | + 55.6%        | 100          | 141              | + 41.0%        |
| Closed Sales                    | 9         | 15               | + 66.7%        | 99           | 129              | + 30.3%        |
| Days on Market Until Sale       | 48        | 8                | - 83.3%        | 33           | 18               | - 45.5%        |
| Median Sales Price*             | \$183,000 | <b>\$157,000</b> | - 14.2%        | \$150,000    | <b>\$172,000</b> | + 14.7%        |
| Average Sales Price*            | \$150,378 | <b>\$159,393</b> | + 6.0%         | \$156,533    | <b>\$180,565</b> | + 15.4%        |
| Percent of List Price Received* | 98.3%     | 100.4%           | + 2.1%         | 98.0%        | 99.0%            | + 1.0%         |
| Inventory of Homes for Sale     | 22        | 5                | - 77.3%        | --           | --               | --             |
| Months Supply of Inventory      | 2.2       | 0.4              | - 81.8%        | --           | --               | --             |

\* 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.

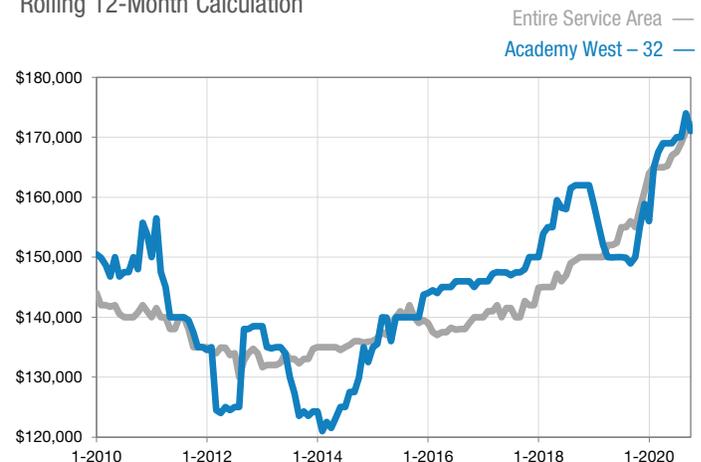
### Median Sales Price - Single-Family Detached

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.