Local Market Update for October 2020

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

gaar

Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached

Key Metrics	October 2019	October 2020	Percent Change	Year to Date Thru 10-2019	Year to Date Thru 10-2020	Percent Change
New Listings	20	15	- 25.0%	195	166	- 14.9%
Pending Sales	15	13	- 13.3%	153	159	+ 3.9%
Closed Sales	22	14	- 36.4%	152	147	- 3.3%
Days on Market Until Sale	39	17	- 56.4%	34	33	- 2.9%
Median Sales Price*	$157,500	$182,750	+ 16.0%	$165,000	$180,000	+ 9.1%
Average Sales Price*	$175,339	$206,557	+ 17.8%	$167,442	$184,941	+ 10.5%
Percent of List Price Received*	97.3%	99.9%	+ 2.7%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	36	13	- 63.9%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

* 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.

Single-Family Attached

| Key Metrics	October 2019	October 2020	Percent Change	Year to Date Thru 10-2019	Year to Date Thru 10-2020	Percent Change
New Listings	0	2	--	6	7	+ 16.7%
Pending Sales	1	2	+ 100.0%	5	8	+ 60.0%
Closed Sales	0	0	0.0%	6	6	0.0%
Days on Market Until Sale	--	--	--	83	40	- 51.8%
Median Sales Price*	--	--	--	$132,000	$154,950	+ 17.4%
Average Sales Price*	--	--	--	$119,747	$130,317	+ 8.8%
Percent of List Price Received*	--	--	--	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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

Entire Service Area —
Fairgrounds – 70 —
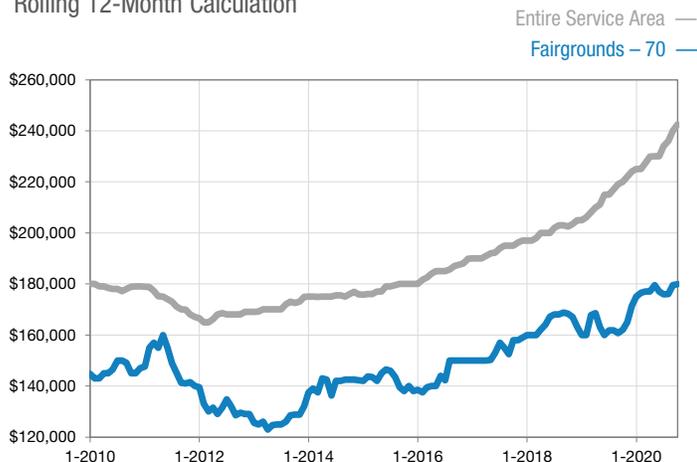
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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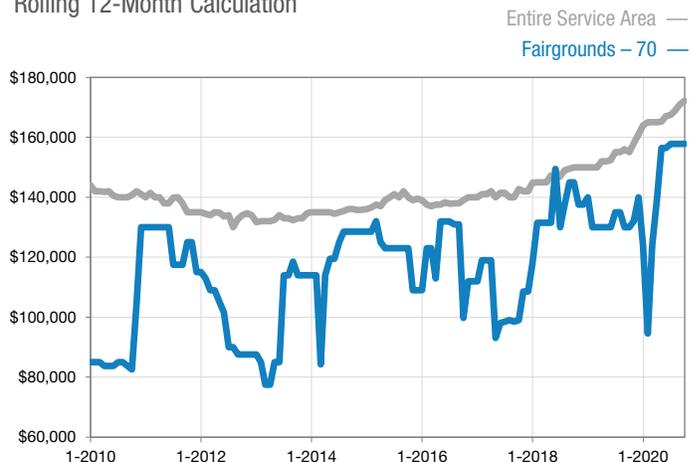
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.