Local Market Update for October 2020

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

gaar

Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	22	19	- 13.6%	268	233	- 13.1%
Pending Sales	24	16	- 33.3%	203	208	+ 2.5%
Closed Sales	21	23	+ 9.5%	192	206	+ 7.3%
Days on Market Until Sale	43	21	- 51.2%	37	27	- 27.0%
Median Sales Price*	$298,500	$365,000	+ 22.3%	$300,000	$340,000	+ 13.3%
Average Sales Price*	$295,329	$385,139	+ 30.4%	$312,641	$346,660	+ 10.9%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	39	22	- 43.6%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

* 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			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	4	5	+ 25.0%	48	58	+ 20.8%
Pending Sales	2	5	+ 150.0%	37	58	+ 56.8%
Closed Sales	2	3	+ 50.0%	39	57	+ 46.2%
Days on Market Until Sale	66	7	- 89.4%	24	23	- 4.2%
Median Sales Price*	$135,750	$205,000	+ 51.0%	$156,000	$190,000	+ 21.8%
Average Sales Price*	$135,750	$198,000	+ 45.9%	$173,404	$204,610	+ 18.0%
Percent of List Price Received*	97.9%	98.8%	+ 0.9%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.8	0.4	- 85.7%	--	--	--

* 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.
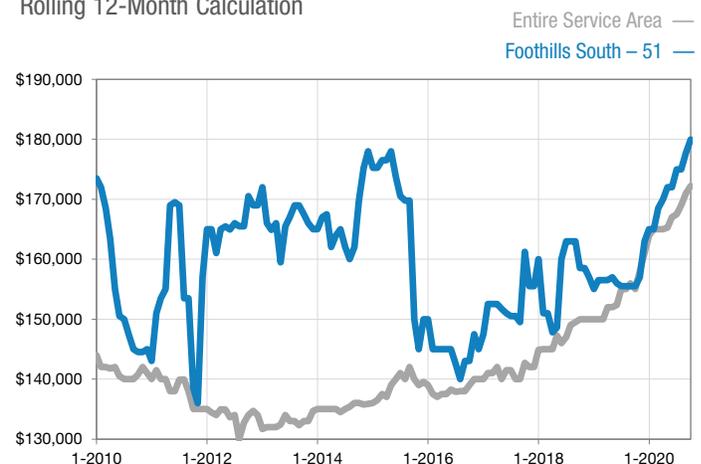
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Foothills South – 51 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Foothills South – 51 —

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.