Local Market Update for October 2020

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

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Pajarito – 93

East/North of Isleta Reservation, South of Dennis Chavez Blvd, West of Coors Blvd SW

Single-Family Detached

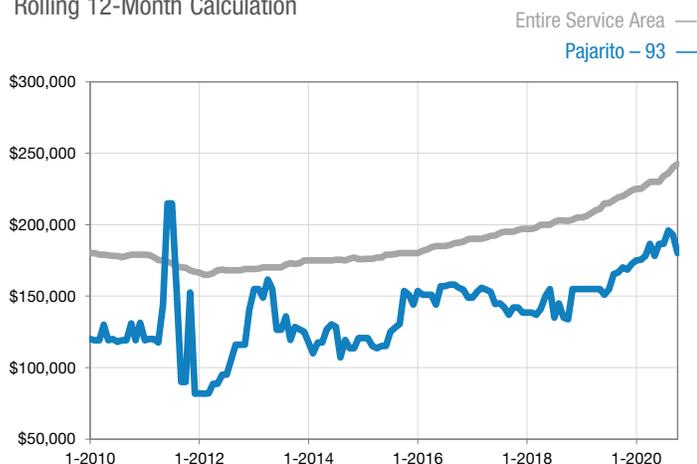| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	3	2	- 33.3%	31	18	- 41.9%
Pending Sales	1	1	0.0%	27	14	- 48.1%
Closed Sales	3	1	- 66.7%	25	14	- 44.0%
Days on Market Until Sale	150	8	- 94.7%	40	36	- 10.0%
Median Sales Price*	$275,000	$214,500	- 22.0%	$170,000	$179,000	+ 5.3%
Average Sales Price*	$248,167	$214,500	- 13.6%	$189,528	$195,486	+ 3.1%
Percent of List Price Received*	98.7%	107.3%	+ 8.7%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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 —
Pajarito – 93 —

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

Entire Service Area —
Pajarito – 93 —

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.