Local Market Update for October 2020

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

gaar

West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	5	4	- 20.0%	42	32	- 23.8%
Pending Sales	4	3	- 25.0%	29	23	- 20.7%
Closed Sales	3	3	0.0%	27	20	- 25.9%
Days on Market Until Sale	35	29	- 17.1%	42	27	- 35.7%
Median Sales Price*	$420,000	$390,000	- 7.1%	$404,750	$452,450	+ 11.8%
Average Sales Price*	$439,000	$475,000	+ 8.2%	$474,598	$522,670	+ 10.1%
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	4.3	3.4	- 20.9%	--	--	--

* 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	1	--	2	2	0.0%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	1	--	3	1	- 66.7%
Days on Market Until Sale	--	0	--	56	0	- 100.0%
Median Sales Price*	--	$229,000	--	$243,990	$229,000	- 6.1%
Average Sales Price*	--	$229,000	--	$233,849	$229,000	- 2.1%
Percent of List Price Received*	--	100.0%	--	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

Entire Service Area —
West River Valley – 103 —
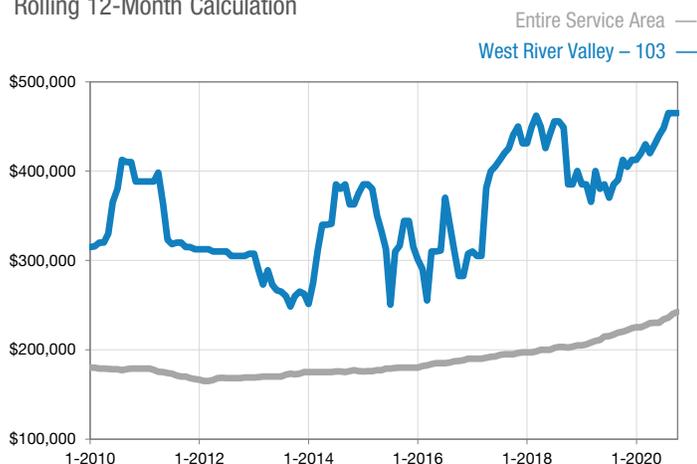
Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

Entire Service Area —
West River Valley – 103 —
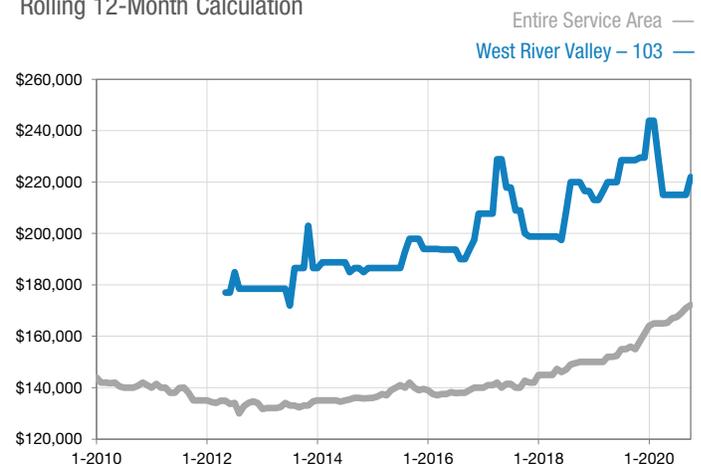
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.