Local Market Update for October 2020

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

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Mountainair – 293

South of Hwy 55 (CR B076) to Socorro and Lincoln County Lines, East of Manzano Mountains, West of Hwy 41

Single-Family Detached

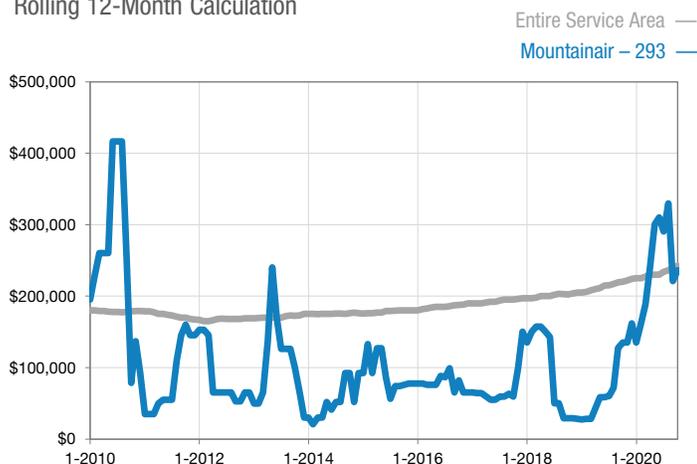| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	2	1	- 50.0%	21	15	- 28.6%
Pending Sales	0	0	0.0%	11	13	+ 18.2%
Closed Sales	1	2	+ 100.0%	11	12	+ 9.1%
Days on Market Until Sale	348	101	- 71.0%	128	162	+ 26.6%
Median Sales Price*	$459,000	$295,500	- 35.6%	$135,000	$184,000	+ 36.3%
Average Sales Price*	$459,000	$295,500	- 35.6%	$206,793	$191,891	- 7.2%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	95.0%	94.3%	- 0.7%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	6.8	4.0	- 41.2%	--	--	--

* 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

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 —
Mountainair – 293 —

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

Entire Service Area —
Mountainair – 293 —

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.