Local Market Update for October 2020

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

Northeast Edgewood – 270

North of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached	October			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 10-2019**	**Thru 10-2020**	Percent Change
New Listings	4	**5**	+ 25.0%	47	**36**	- 23.4%
Pending Sales	3	**5**	+ 66.7%	37	**37**	0.0%
Closed Sales	7	**3**	- 57.1%	36	**34**	- 5.6%
Days on Market Until Sale	38	**25**	- 34.2%	41	**58**	+ 41.5%
Median Sales Price*	$195,000	**$375,000**	+ 92.3%	$239,500	**$237,000**	- 1.0%
Average Sales Price*	$211,571	**$403,967**	+ 90.9%	$249,189	**$289,391**	+ 16.1%
Percent of List Price Received*	98.5%	**100.0%**	+ 1.5%	98.2%	**99.1%**	+ 0.9%
Inventory of Homes for Sale	12	**4**	- 66.7%	--	**--**	--
Months Supply of Inventory	3.1	**1.1**	- 64.5%	--	**--**	--

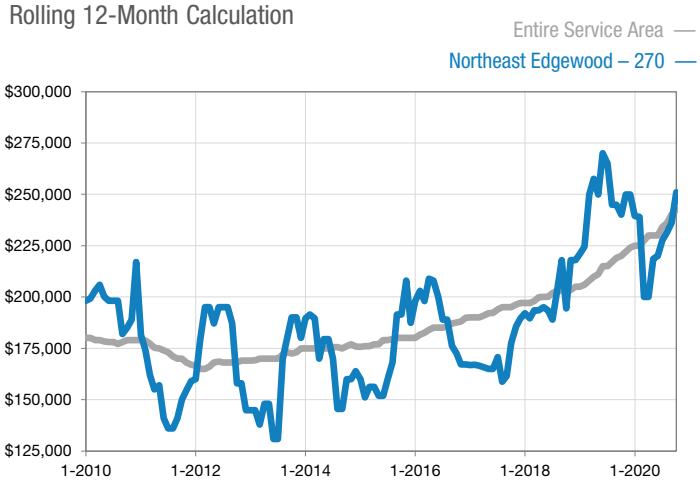
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	**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.

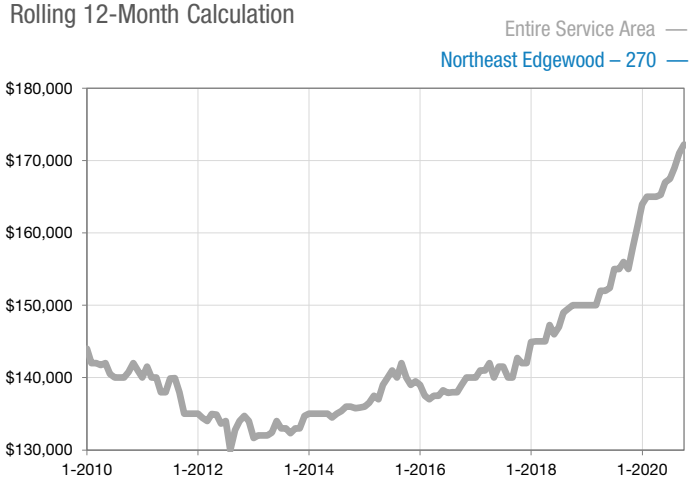
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



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.