Local Market Update for October 2020

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

| Single-Family Detached | October | | | Year to Date | | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 10-2019 | Thru 10-2020 | Percent Change | |
| New Listings | 5 | 4 | - 20.0% | 51 | 53 | + 3.9% | |
| Pending Sales | 4 | 3 | - 25.0% | 36 | 45 | + 25.0% | |
| Closed Sales | 3 | 6 | + 100.0% | 34 | 43 | + 26.5% | |
| Days on Market Until Sale | 36 | 53 | + 47.2% | 49 | 36 | - 26.5% | |
| Median Sales Price* | \$202,000 | \$213,000 | + 5.4% | \$237,500 | \$265,000 | + 11.6% | |
| Average Sales Price* | \$266,500 | \$237,333 | - 10.9% | \$243,898 | \$280,112 | + 14.8% | |
| Percent of List Price Received* | 99.9% | 99.1% | - 0.8% | 98.2% | 99.0% | + 0.8% | |
| Inventory of Homes for Sale | 12 | 5 | - 58.3% | | | | |
| Months Supply of Inventory | 3.5 | 1.1 | - 68.6% | | | | |

^{*} 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.

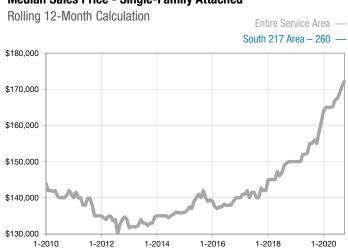
| Single-Family Attached | October | | | Year to Date | | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 10-2019 | Thru 10-2020 | Percent Change | |
| New Listings | 0 | 0 | 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



Median Sales Price - Single-Family Attached



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.