Local Market Update for October 2020

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

gaar

South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached

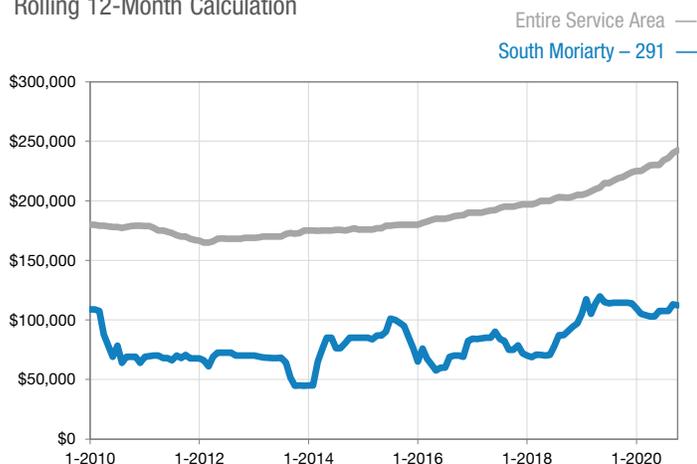| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	3	4	+ 33.3%	26	23	- 11.5%
Pending Sales	2	1	- 50.0%	23	16	- 30.4%
Closed Sales	0	1	--	23	16	- 30.4%
Days on Market Until Sale	--	3	--	55	30	- 45.5%
Median Sales Price*	--	$111,500	--	$114,000	$112,250	- 1.5%
Average Sales Price*	--	$111,500	--	$124,317	$106,631	- 14.2%
Percent of List Price Received*	--	101.4%	--	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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.
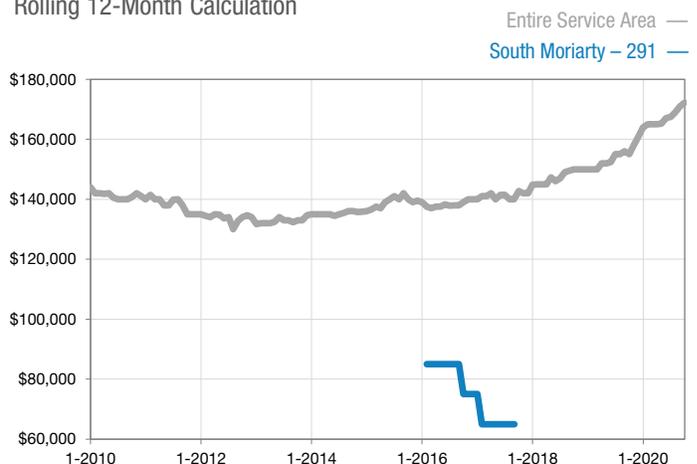
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Moriarty – 291 —

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

Entire Service Area —
South Moriarty – 291 —

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.