Local Market Update for October 2020

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

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Jarales, Bosque – 742

North of Socorro County Line, South of Castillo Rd, East of I-25, West of Hwy 304

Single-Family Detached

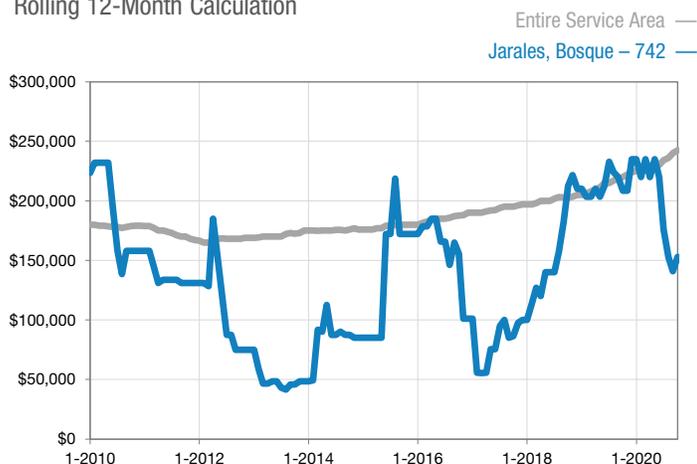| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	3	1	- 66.7%	15	12	- 20.0%
Pending Sales	0	2	--	8	9	+ 12.5%
Closed Sales	0	1	--	8	5	- 37.5%
Days on Market Until Sale	--	42	--	139	69	- 50.4%
Median Sales Price*	--	$218,400	--	$235,000	$152,900	- 34.9%
Average Sales Price*	--	$218,400	--	$232,738	$165,160	- 29.0%
Percent of List Price Received*	--	100.0%	--	97.2%	98.1%	+ 0.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--

* 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.

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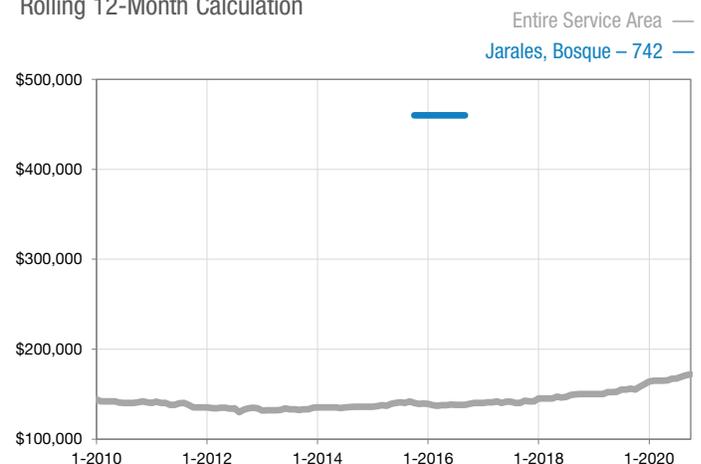
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Jarales, Bosque – 742 —

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

Entire Service Area —
Jarales, Bosque – 742 —

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.