

# Local Market Update for November 2020

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	16	18	+ 12.5%	272	263	- 3.3%
Pending Sales	14	15	+ 7.1%	209	240	+ 14.8%
Closed Sales	10	27	+ 170.0%	210	234	+ 11.4%
Days on Market Until Sale	35	7	- 80.0%	32	21	- 34.4%
Median Sales Price*	\$292,950	<b>\$275,000</b>	- 6.1%	\$255,000	<b>\$266,750</b>	+ 4.6%
Average Sales Price*	\$297,940	<b>\$278,944</b>	- 6.4%	\$267,257	<b>\$288,731</b>	+ 8.0%
Percent of List Price Received*	97.4%	<b>99.5%</b>	+ 2.2%	98.6%	<b>99.1%</b>	+ 0.5%
Inventory of Homes for Sale	38	14	- 63.2%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--

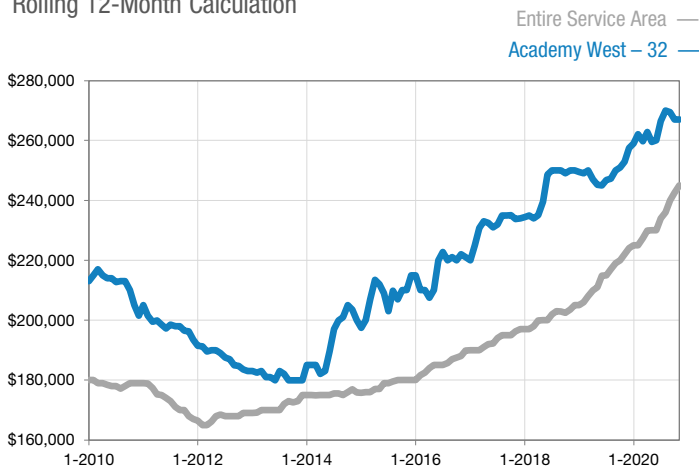
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	12	9	- 25.0%	145	161	+ 11.0%
Pending Sales	17	5	- 70.6%	117	146	+ 24.8%
Closed Sales	13	16	+ 23.1%	112	145	+ 29.5%
Days on Market Until Sale	30	10	- 66.7%	33	17	- 48.5%
Median Sales Price*	\$168,000	<b>\$139,000</b>	- 17.3%	\$155,000	<b>\$170,000</b>	+ 9.7%
Average Sales Price*	\$172,946	<b>\$159,349</b>	- 7.9%	\$158,438	<b>\$178,224</b>	+ 12.5%
Percent of List Price Received*	98.6%	<b>98.9%</b>	+ 0.3%	98.1%	<b>99.0%</b>	+ 0.9%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

\* 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.

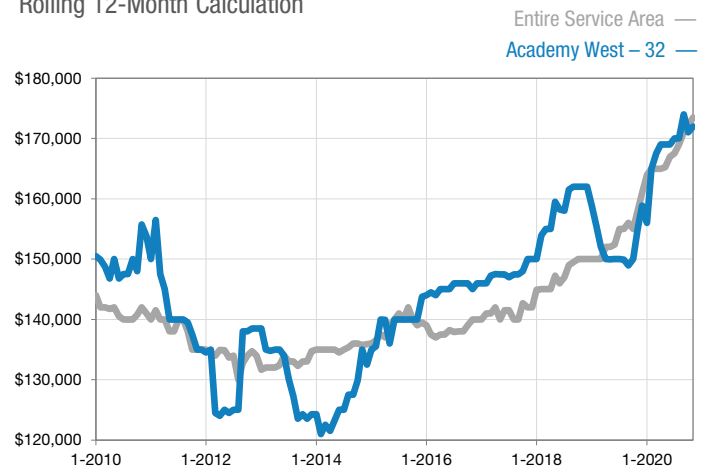
### Median Sales Price - Single-Family Detached

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.