

Local Market Update for November 2020

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	13	21	+ 61.5%	324	297	- 8.3%
Pending Sales	13	20	+ 53.8%	250	252	+ 0.8%
Closed Sales	19	21	+ 10.5%	246	238	- 3.3%
Days on Market Until Sale	30	29	- 3.3%	31	26	- 16.1%
Median Sales Price*	\$410,000	\$425,000	+ 3.7%	\$381,500	\$410,000	+ 7.5%
Average Sales Price*	\$442,874	\$476,020	+ 7.5%	\$435,397	\$442,119	+ 1.5%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	39	25	- 35.9%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

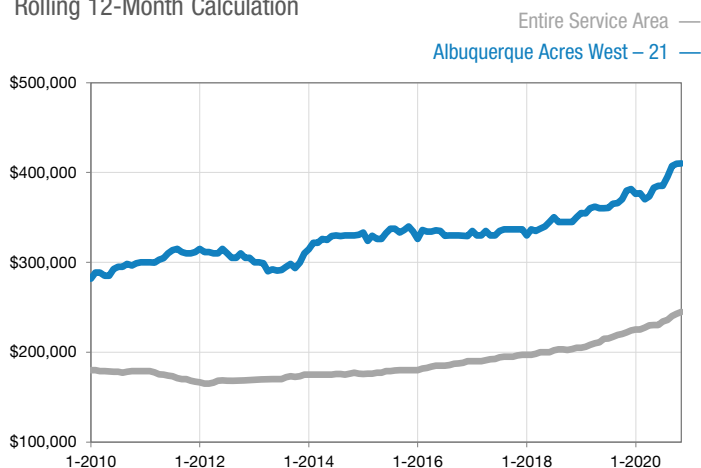
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	10	9	- 10.0%
Pending Sales	1	0	- 100.0%	10	9	- 10.0%
Closed Sales	2	0	- 100.0%	11	10	- 9.1%
Days on Market Until Sale	4	--	--	35	3	- 91.4%
Median Sales Price*	\$216,500	--	--	\$210,000	\$217,950	+ 3.8%
Average Sales Price*	\$216,500	--	--	\$229,753	\$231,040	+ 0.6%
Percent of List Price Received*	98.6%	--	--	98.0%	100.2%	+ 2.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

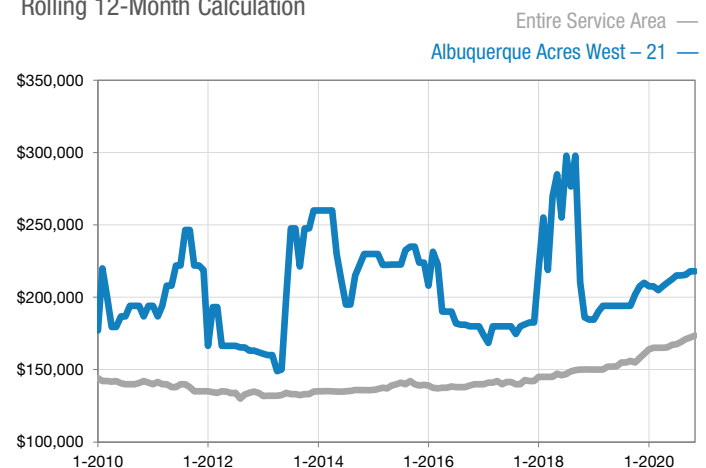
Median Sales Price - Single-Family Detached

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.