

# Local Market Update for November 2020

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

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	13	14	+ 7.7%	250	253	+ 1.2%
Pending Sales	10	13	+ 30.0%	169	191	+ 13.0%
Closed Sales	13	21	+ 61.5%	165	175	+ 6.1%
Days on Market Until Sale	43	26	- 39.5%	44	41	- 6.8%
Median Sales Price*	\$198,900	<b>\$228,000</b>	+ 14.6%	\$200,000	<b>\$200,000</b>	0.0%
Average Sales Price*	\$233,192	<b>\$223,943</b>	- 4.0%	\$251,061	<b>\$237,160</b>	- 5.5%
Percent of List Price Received*	99.4%	<b>97.4%</b>	- 2.0%	97.1%	<b>97.1%</b>	0.0%
Inventory of Homes for Sale	52	27	- 48.1%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--

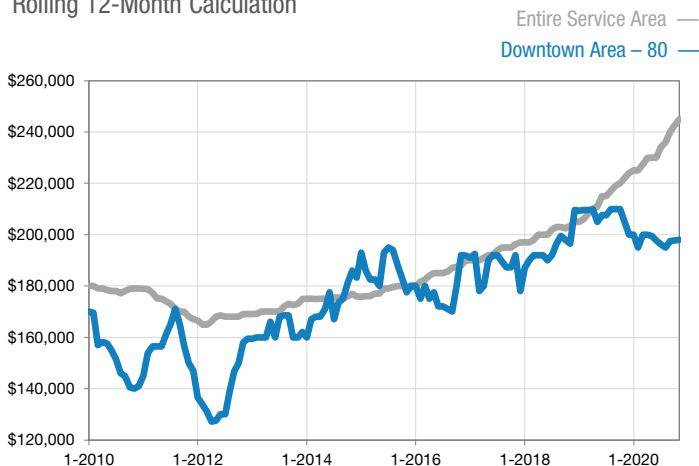
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	8	6	- 25.0%	129	148	+ 14.7%
Pending Sales	9	4	- 55.6%	75	89	+ 18.7%
Closed Sales	9	16	+ 77.8%	64	92	+ 43.8%
Days on Market Until Sale	39	29	- 25.6%	51	38	- 25.5%
Median Sales Price*	\$172,000	<b>\$164,000</b>	- 4.7%	\$216,000	<b>\$212,750</b>	- 1.5%
Average Sales Price*	\$194,583	<b>\$191,994</b>	- 1.3%	\$211,194	<b>\$217,436</b>	+ 3.0%
Percent of List Price Received*	96.5%	<b>98.3%</b>	+ 1.9%	96.8%	<b>97.8%</b>	+ 1.0%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	4.4	3.2	- 27.3%	--	--	--

\* 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.

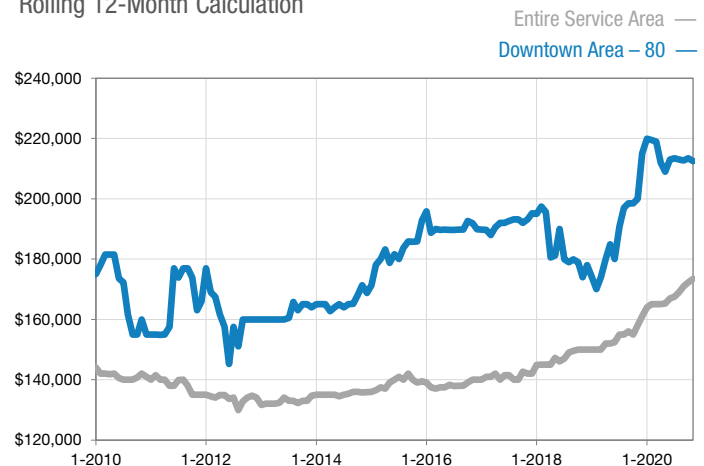
### Median Sales Price - Single-Family Detached

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.