

Local Market Update for November 2020

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	16	6	- 62.5%	211	172	- 18.5%
Pending Sales	9	8	- 11.1%	162	167	+ 3.1%
Closed Sales	13	18	+ 38.5%	165	165	0.0%
Days on Market Until Sale	34	11	- 67.6%	34	31	- 8.8%
Median Sales Price*	\$195,000	\$189,000	- 3.1%	\$167,000	\$180,000	+ 7.8%
Average Sales Price*	\$182,335	\$205,412	+ 12.7%	\$168,616	\$187,174	+ 11.0%
Percent of List Price Received*	96.7%	100.2%	+ 3.6%	97.6%	98.7%	+ 1.1%
Inventory of Homes for Sale	38	9	- 76.3%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--

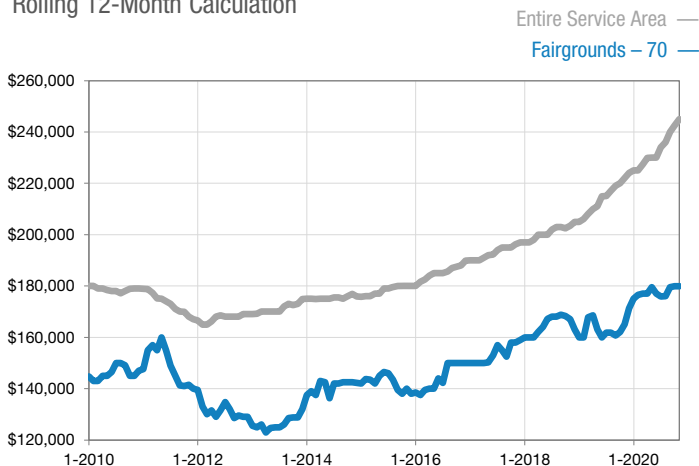
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	8	7	- 12.5%
Pending Sales	0	1	--	5	8	+ 60.0%
Closed Sales	0	0	0.0%	6	6	0.0%
Days on Market Until Sale	--	--	--	83	40	- 51.8%
Median Sales Price*	--	--	--	\$132,000	\$154,950	+ 17.4%
Average Sales Price*	--	--	--	\$119,747	\$130,317	+ 8.8%
Percent of List Price Received*	--	--	--	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	--	--	--	--	--

* 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.

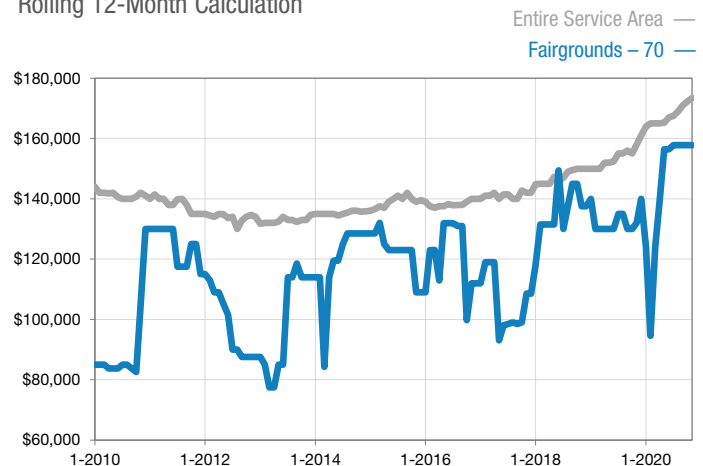
Median Sales Price - Single-Family Detached

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.