

# Local Market Update for November 2020

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

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	25	16	- 36.0%	360	340	- 5.6%
Pending Sales	19	18	- 5.3%	250	266	+ 6.4%
Closed Sales	20	21	+ 5.0%	245	268	+ 9.4%
Days on Market Until Sale	45	39	- 13.3%	43	35	- 18.6%
Median Sales Price*	\$185,175	<b>\$285,000</b>	+ 53.9%	\$199,500	<b>\$248,250</b>	+ 24.4%
Average Sales Price*	\$235,538	<b>\$348,895</b>	+ 48.1%	\$262,922	<b>\$310,243</b>	+ 18.0%
Percent of List Price Received*	97.6%	<b>97.7%</b>	+ 0.1%	97.9%	<b>98.6%</b>	+ 0.7%
Inventory of Homes for Sale	73	28	- 61.6%	--	--	--
Months Supply of Inventory	3.3	1.2	- 63.6%	--	--	--

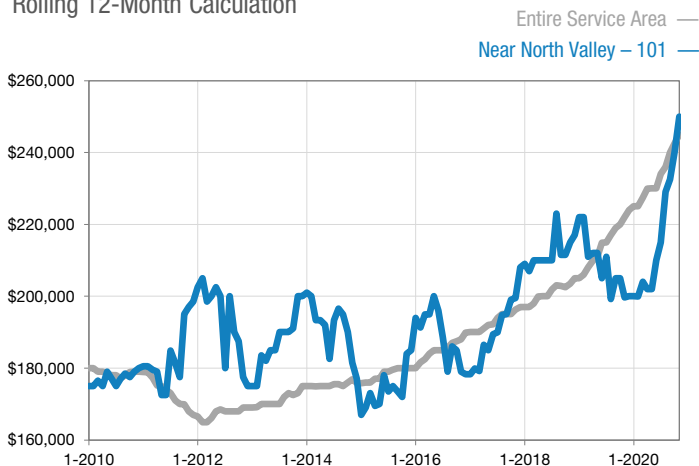
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	6	3	- 50.0%	79	74	- 6.3%
Pending Sales	5	3	- 40.0%	58	64	+ 10.3%
Closed Sales	4	1	- 75.0%	56	60	+ 7.1%
Days on Market Until Sale	30	2	- 93.3%	31	24	- 22.6%
Median Sales Price*	\$153,000	<b>\$165,000</b>	+ 7.8%	\$177,500	<b>\$169,500</b>	- 4.5%
Average Sales Price*	\$220,975	<b>\$165,000</b>	- 25.3%	\$207,323	<b>\$191,703</b>	- 7.5%
Percent of List Price Received*	97.2%	<b>103.1%</b>	+ 6.1%	98.0%	<b>98.7%</b>	+ 0.7%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

\* 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.

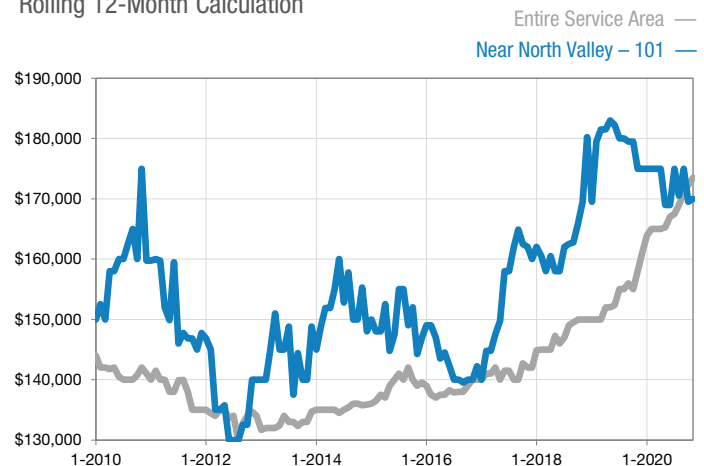
### Median Sales Price - Single-Family Detached

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.