

Local Market Update for November 2020

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	19	20	+ 5.3%	240	219	- 8.8%
Pending Sales	11	21	+ 90.9%	194	186	- 4.1%
Closed Sales	12	12	0.0%	191	158	- 17.3%
Days on Market Until Sale	50	19	- 62.0%	53	34	- 35.8%
Median Sales Price*	\$163,000	\$180,500	+ 10.7%	\$153,000	\$163,500	+ 6.9%
Average Sales Price*	\$158,233	\$191,867	+ 21.3%	\$157,993	\$171,897	+ 8.8%
Percent of List Price Received*	95.5%	106.1%	+ 11.1%	98.1%	99.5%	+ 1.4%
Inventory of Homes for Sale	49	21	- 57.1%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--

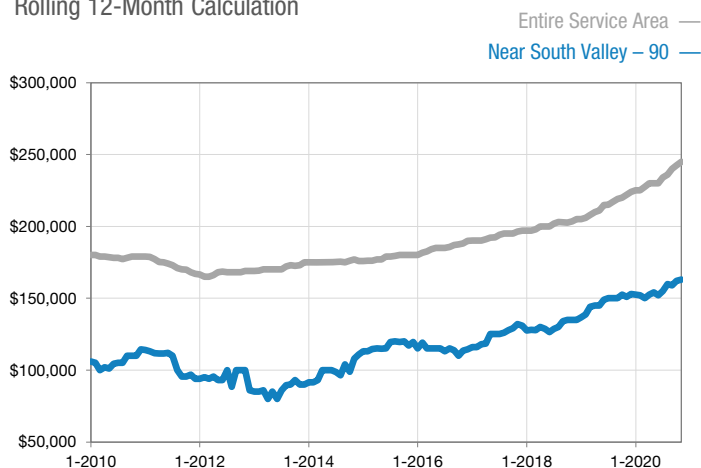
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	5	9	+ 80.0%
Pending Sales	0	0	0.0%	5	9	+ 80.0%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Days on Market Until Sale	21	--	--	52	22	- 57.7%
Median Sales Price*	\$119,000	--	--	\$88,000	\$108,700	+ 23.5%
Average Sales Price*	\$119,000	--	--	\$99,750	\$108,675	+ 8.9%
Percent of List Price Received*	99.2%	--	--	94.9%	94.8%	- 0.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

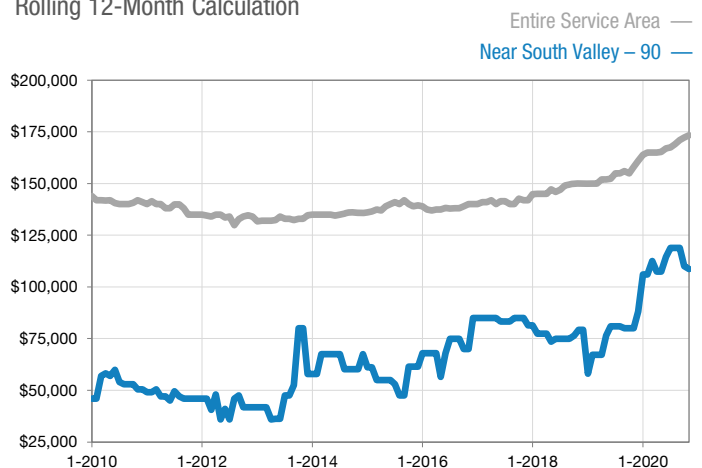
Median Sales Price - Single-Family Detached

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.