

# Local Market Update for November 2020

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



## North Valley – 100

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

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	18	16	- 11.1%	276	258	- 6.5%
Pending Sales	15	21	+ 40.0%	200	207	+ 3.5%
Closed Sales	25	26	+ 4.0%	195	193	- 1.0%
Days on Market Until Sale	40	21	- 47.5%	46	37	- 19.6%
Median Sales Price*	\$305,000	<b>\$300,000</b>	- 1.6%	\$302,500	<b>\$319,000</b>	+ 5.5%
Average Sales Price*	\$394,552	<b>\$327,188</b>	- 17.1%	\$398,335	<b>\$417,742</b>	+ 4.9%
Percent of List Price Received*	98.5%	<b>97.8%</b>	- 0.7%	96.7%	<b>98.0%</b>	+ 1.3%
Inventory of Homes for Sale	54	29	- 46.3%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

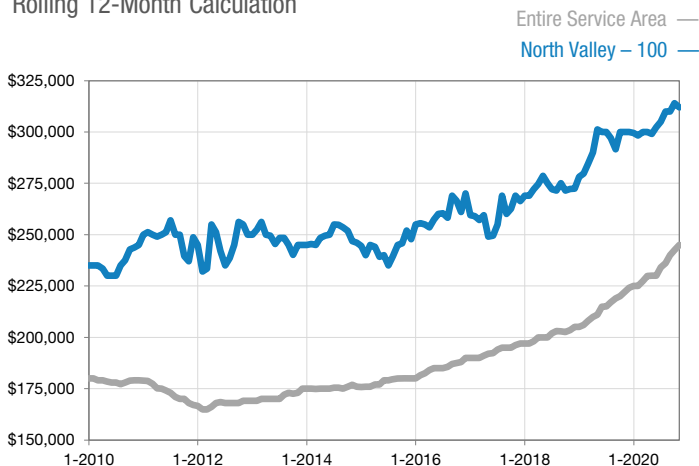
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	2	3	+ 50.0%	31	54	+ 74.2%
Pending Sales	2	5	+ 150.0%	28	50	+ 78.6%
Closed Sales	1	6	+ 500.0%	26	49	+ 88.5%
Days on Market Until Sale	0	12	--	23	7	- 69.6%
Median Sales Price*	\$155,000	<b>\$173,500</b>	+ 11.9%	\$135,500	<b>\$158,600</b>	+ 17.0%
Average Sales Price*	\$155,000	<b>\$176,350</b>	+ 13.8%	\$157,136	<b>\$175,812</b>	+ 11.9%
Percent of List Price Received*	98.7%	<b>97.9%</b>	- 0.8%	98.9%	<b>99.4%</b>	+ 0.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.2	- 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.

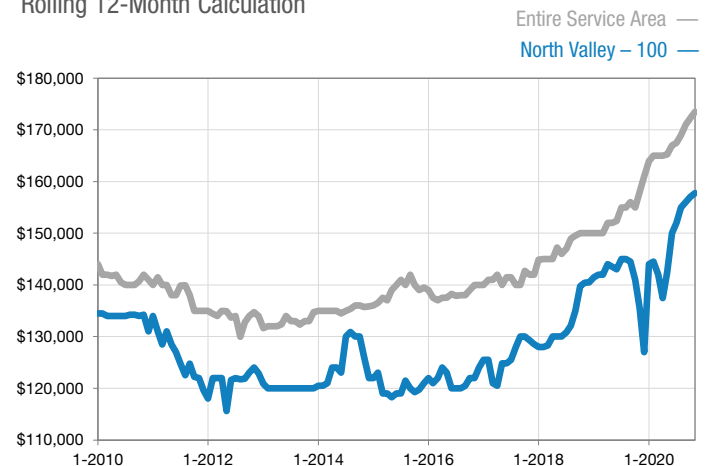
### Median Sales Price - Single-Family Detached

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.