

Local Market Update for November 2020

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	312	327	+ 4.8%
Pending Sales	25	20	- 20.0%	249	284	+ 14.1%
Closed Sales	21	21	0.0%	236	257	+ 8.9%
Days on Market Until Sale	37	29	- 21.6%	36	27	- 25.0%
Median Sales Price*	\$180,000	\$262,500	+ 45.8%	\$235,000	\$255,000	+ 8.5%
Average Sales Price*	\$208,869	\$263,799	+ 26.3%	\$230,012	\$249,518	+ 8.5%
Percent of List Price Received*	101.6%	99.6%	- 2.0%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	44	29	- 34.1%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

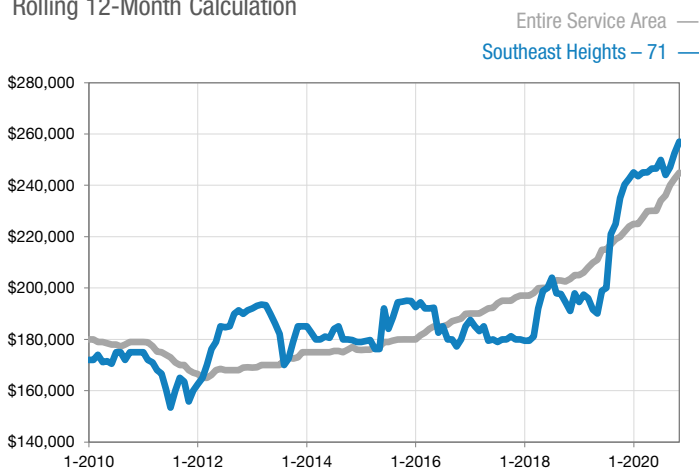
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	9	4	- 55.6%	67	85	+ 26.9%
Pending Sales	6	4	- 33.3%	61	90	+ 47.5%
Closed Sales	5	6	+ 20.0%	54	86	+ 59.3%
Days on Market Until Sale	55	31	- 43.6%	125	58	- 53.6%
Median Sales Price*	\$198,900	\$157,000	- 21.1%	\$185,450	\$194,500	+ 4.9%
Average Sales Price*	\$178,640	\$194,333	+ 8.8%	\$164,578	\$190,328	+ 15.6%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	97.7%	99.0%	+ 1.3%
Inventory of Homes for Sale	22	1	- 95.5%	--	--	--
Months Supply of Inventory	4.1	0.1	- 97.6%	--	--	--

* 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.

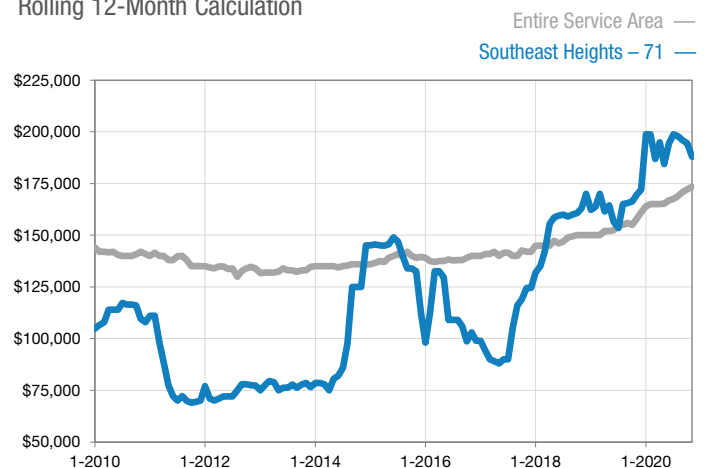
Median Sales Price - Single-Family Detached

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.