

Local Market Update for November 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	59	47	- 20.3%	926	896	- 3.2%
Pending Sales	59	64	+ 8.5%	838	862	+ 2.9%
Closed Sales	68	71	+ 4.4%	823	797	- 3.2%
Days on Market Until Sale	22	6	- 72.7%	27	18	- 33.3%
Median Sales Price*	\$160,500	\$187,000	+ 16.5%	\$160,000	\$180,000	+ 12.5%
Average Sales Price*	\$167,088	\$188,731	+ 13.0%	\$163,643	\$183,015	+ 11.8%
Percent of List Price Received*	99.1%	100.8%	+ 1.7%	99.3%	100.1%	+ 0.8%
Inventory of Homes for Sale	102	26	- 74.5%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

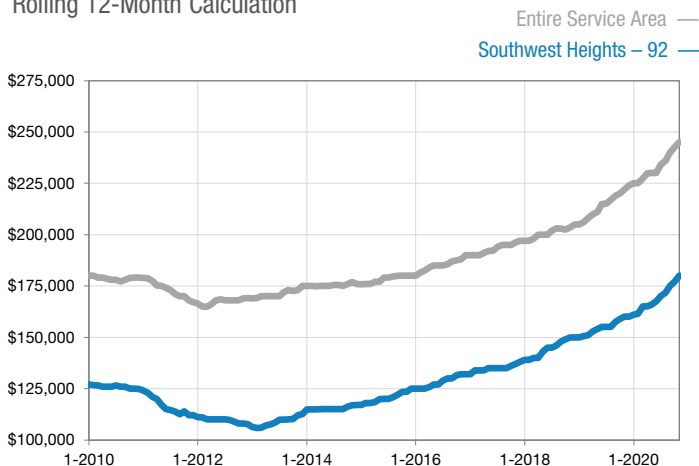
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	32	27	- 15.6%
Pending Sales	2	3	+ 50.0%	27	28	+ 3.7%
Closed Sales	2	3	+ 50.0%	24	26	+ 8.3%
Days on Market Until Sale	34	15	- 55.9%	62	45	- 27.4%
Median Sales Price*	\$170,950	\$141,500	- 17.2%	\$123,000	\$136,500	+ 11.0%
Average Sales Price*	\$170,950	\$124,500	- 27.2%	\$132,808	\$136,046	+ 2.4%
Percent of List Price Received*	99.0%	106.2%	+ 7.3%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	3.3	0.3	- 90.9%	--	--	--

* 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.

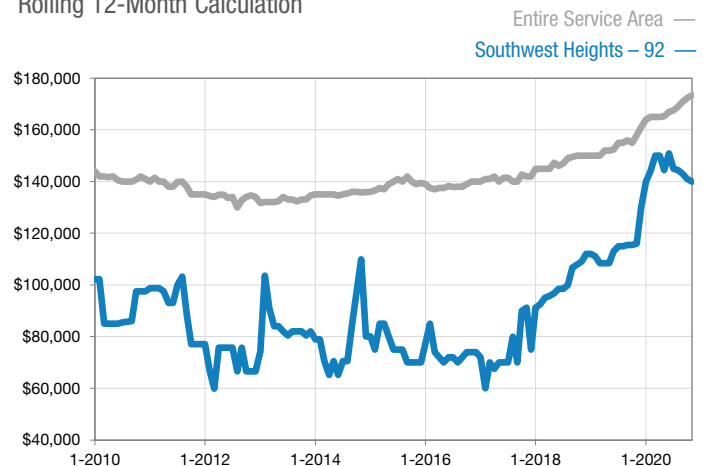
Median Sales Price - Single-Family Detached

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.