# Local Market Update for November 2020

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

**gaar**

# UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

## Single-Family Detached

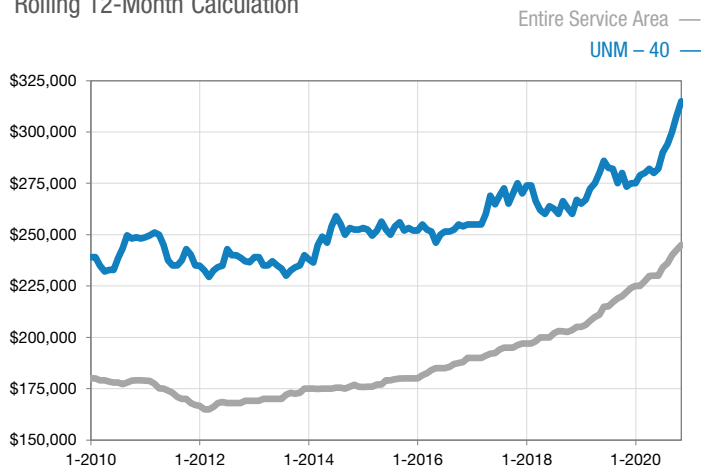| Key Metrics | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 11-2019 | Thru 11-2020 | Percent Change |
| New Listings | 20 | 21 | + 5.0% | 349 | 343 | - 1.7% |
| Pending Sales | 18 | 17 | - 5.6% | 229 | 263 | + 14.8% |
| Closed Sales | 12 | 18 | + 50.0% | 227 | 257 | + 13.2% |
| Days on Market Until Sale | 22 | 28 | + 27.3% | 51 | 38 | - 25.5% |
| Median Sales Price* | $217,500 | $399,000 | + 83.4% | $272,000 | $315,650 | + 16.0% |
| Average Sales Price* | $221,167 | $381,828 | + 72.6% | $305,097 | $345,042 | + 13.1% |
| Percent of List Price Received* | 96.0% | 98.8% | + 2.9% | 96.8% | 97.9% | + 1.1% |
| Inventory of Homes for Sale | 71 | 36 | - 49.3% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 1.5 | - 57.1% | -- | -- | -- |

* 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

| Key Metrics | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 11-2019 | Thru 11-2020 | Percent Change |
| New Listings | 2 | 0 | - 100.0% | 27 | 18 | - 33.3% |
| Pending Sales | 1 | 2 | + 100.0% | 17 | 11 | - 35.3% |
| Closed Sales | 0 | 0 | 0.0% | 15 | 10 | - 33.3% |
| Days on Market Until Sale | -- | -- | -- | 68 | 85 | + 25.0% |
| Median Sales Price* | -- | -- | -- | $197,000 | $209,650 | + 6.4% |
| Average Sales Price* | -- | -- | -- | $212,427 | $244,680 | + 15.2% |
| Percent of List Price Received* | -- | -- | -- | 97.2% | 98.4% | + 1.2% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 1.3 | - 59.4% | -- | -- | -- |

* 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.
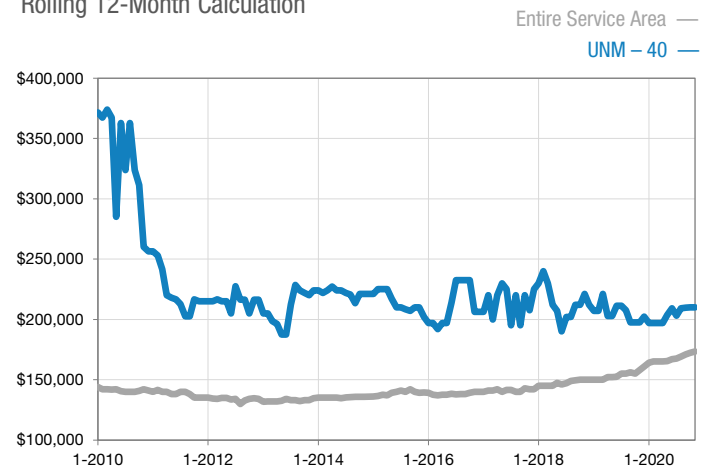
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —



## Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —



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.