

Local Market Update for November 2020

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



UNM South – 42

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

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	18	23	+ 27.8%	306	327	+ 6.9%
Pending Sales	11	18	+ 63.6%	204	226	+ 10.8%
Closed Sales	13	18	+ 38.5%	207	219	+ 5.8%
Days on Market Until Sale	33	13	- 60.6%	37	29	- 21.6%
Median Sales Price*	\$200,000	\$248,750	+ 24.4%	\$239,000	\$255,000	+ 6.7%
Average Sales Price*	\$234,123	\$273,861	+ 17.0%	\$262,016	\$275,597	+ 5.2%
Percent of List Price Received*	98.2%	99.6%	+ 1.4%	97.8%	98.3%	+ 0.5%
Inventory of Homes for Sale	48	41	- 14.6%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

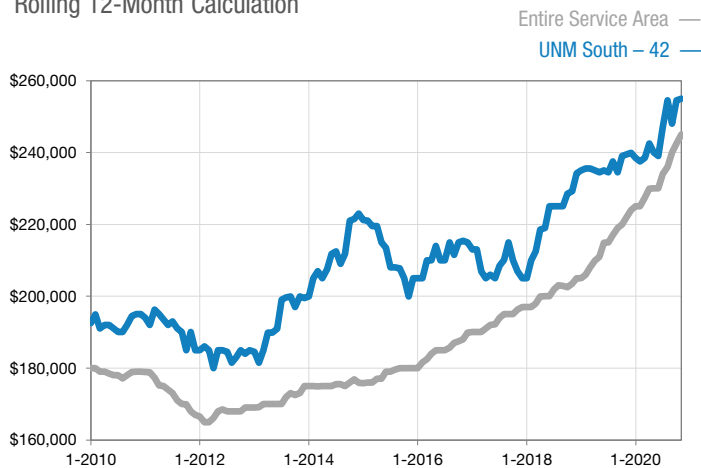
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	48	52	+ 8.3%
Pending Sales	1	5	+ 400.0%	26	36	+ 38.5%
Closed Sales	3	1	- 66.7%	28	34	+ 21.4%
Days on Market Until Sale	74	53	- 28.4%	59	36	- 39.0%
Median Sales Price*	\$200,000	\$180,000	- 10.0%	\$219,000	\$72,950	- 66.7%
Average Sales Price*	\$205,000	\$180,000	- 12.2%	\$209,678	\$144,491	- 31.1%
Percent of List Price Received*	97.1%	94.7%	- 2.5%	95.4%	98.9%	+ 3.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	4.1	1.5	- 63.4%	--	--	--

* 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.

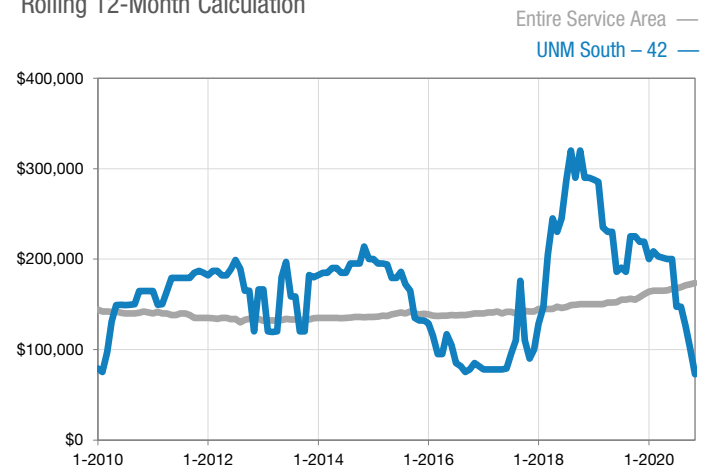
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.