

# Local Market Update for November 2020

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

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	34	30	- 11.8%	488	418	- 14.3%
Pending Sales	39	29	- 25.6%	380	389	+ 2.4%
Closed Sales	29	36	+ 24.1%	361	379	+ 5.0%
Days on Market Until Sale	25	7	- 72.0%	30	21	- 30.0%
Median Sales Price*	\$189,900	\$215,000	+ 13.2%	\$184,900	\$201,000	+ 8.7%
Average Sales Price*	\$210,834	\$221,533	+ 5.1%	\$198,574	\$212,041	+ 6.8%
Percent of List Price Received*	97.8%	100.4%	+ 2.7%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	57	23	- 59.6%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

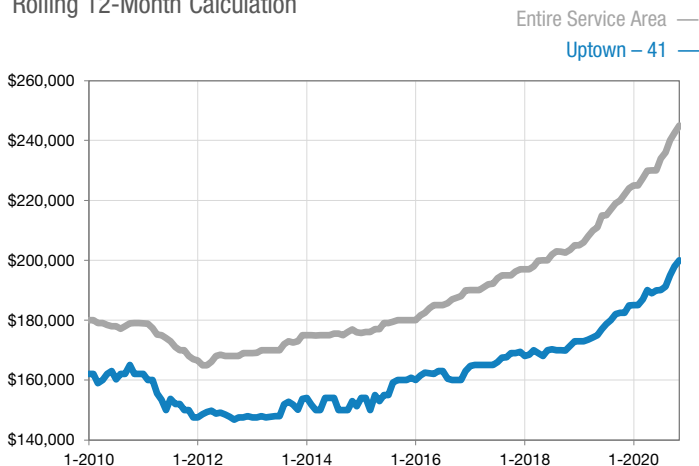
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	3	3	0.0%	78	57	- 26.9%
Pending Sales	3	1	- 66.7%	66	56	- 15.2%
Closed Sales	5	2	- 60.0%	67	58	- 13.4%
Days on Market Until Sale	53	5	- 90.6%	36	35	- 2.8%
Median Sales Price*	\$90,000	\$171,500	+ 90.6%	\$95,000	\$98,038	+ 3.2%
Average Sales Price*	\$80,300	\$171,500	+ 113.6%	\$98,140	\$119,473	+ 21.7%
Percent of List Price Received*	96.5%	91.7%	- 5.0%	97.0%	96.3%	- 0.7%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

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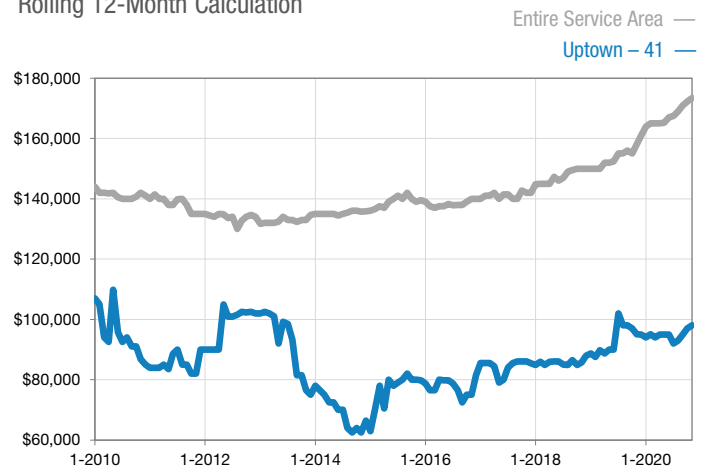
### Median Sales Price - Single-Family Detached

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.