

Local Market Update for November 2020

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	5	17	+ 240.0%	193	196	+ 1.6%
Pending Sales	6	14	+ 133.3%	128	168	+ 31.3%
Closed Sales	8	14	+ 75.0%	123	160	+ 30.1%
Days on Market Until Sale	42	15	- 64.3%	46	42	- 8.7%
Median Sales Price*	\$257,250	\$353,750	+ 37.5%	\$305,000	\$385,000	+ 26.2%
Average Sales Price*	\$320,800	\$444,777	+ 38.6%	\$354,804	\$408,091	+ 15.0%
Percent of List Price Received*	96.9%	99.6%	+ 2.8%	96.8%	98.6%	+ 1.9%
Inventory of Homes for Sale	46	22	- 52.2%	--	--	--
Months Supply of Inventory	4.1	1.5	- 63.4%	--	--	--

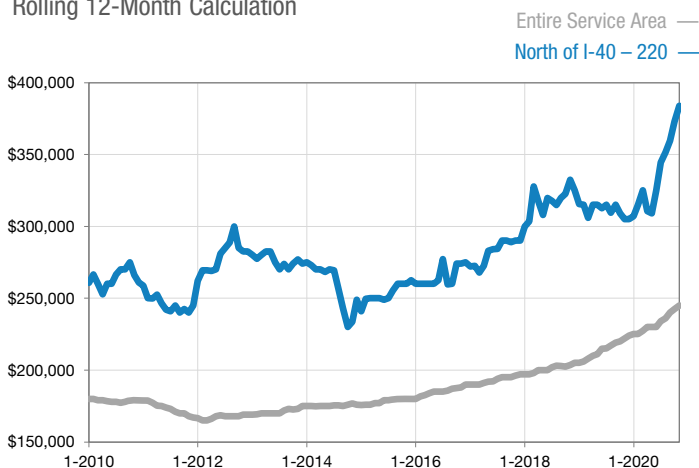
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	137	--	--	137	--
Median Sales Price*	--	\$585,000	--	--	\$585,000	--
Average Sales Price*	--	\$585,000	--	--	\$585,000	--
Percent of List Price Received*	--	98.3%	--	--	98.3%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

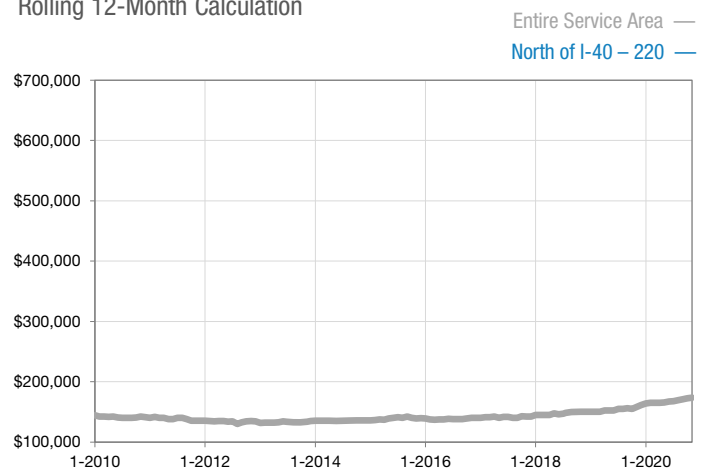
Median Sales Price - Single-Family Detached

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.