

Local Market Update for November 2020

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



Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

| Single-Family Detached | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 11-2019 | Thru 11-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 6 | 0.0% | 131 | 91 | - 30.5% |
| Pending Sales | 2 | 3 | + 50.0% | 93 | 73 | - 21.5% |
| Closed Sales | 8 | 5 | - 37.5% | 93 | 74 | - 20.4% |
| Days on Market Until Sale | 53 | 17 | - 67.9% | 40 | 34 | - 15.0% |
| Median Sales Price* | \$305,500 | \$331,000 | + 8.3% | \$303,000 | \$313,000 | + 3.3% |
| Average Sales Price* | \$328,613 | \$356,100 | + 8.4% | \$302,996 | \$315,652 | + 4.2% |
| Percent of List Price Received* | 97.8% | 96.5% | - 1.3% | 98.0% | 98.1% | + 0.1% |
| Inventory of Homes for Sale | 22 | 15 | - 31.8% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 2.4 | - 14.3% | -- | -- | -- |

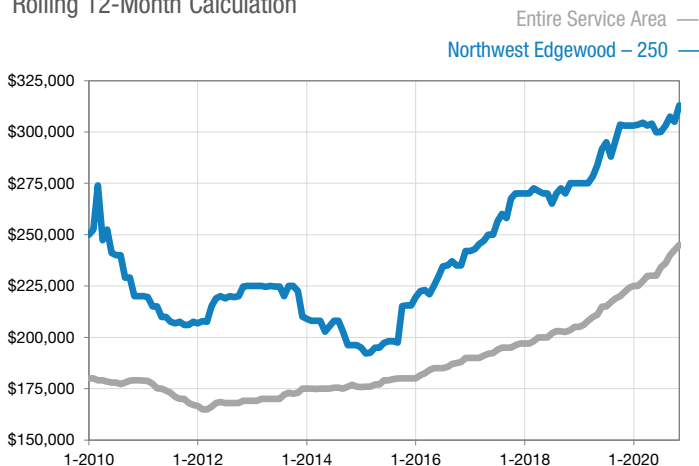
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| 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.

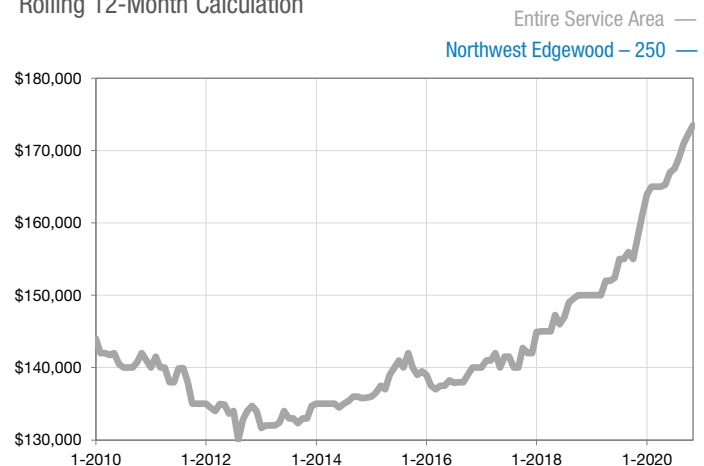
Median Sales Price - Single-Family Detached

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.