

Local Market Update for November 2020

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	11	6	- 45.5%	161	123	- 23.6%
Pending Sales	12	6	- 50.0%	120	102	- 15.0%
Closed Sales	9	8	- 11.1%	112	99	- 11.6%
Days on Market Until Sale	43	22	- 48.8%	57	46	- 19.3%
Median Sales Price*	\$275,000	\$280,500	+ 2.0%	\$280,000	\$285,000	+ 1.8%
Average Sales Price*	\$252,644	\$312,988	+ 23.9%	\$279,327	\$292,830	+ 4.8%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	97.6%	98.5%	+ 0.9%
Inventory of Homes for Sale	36	21	- 41.7%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

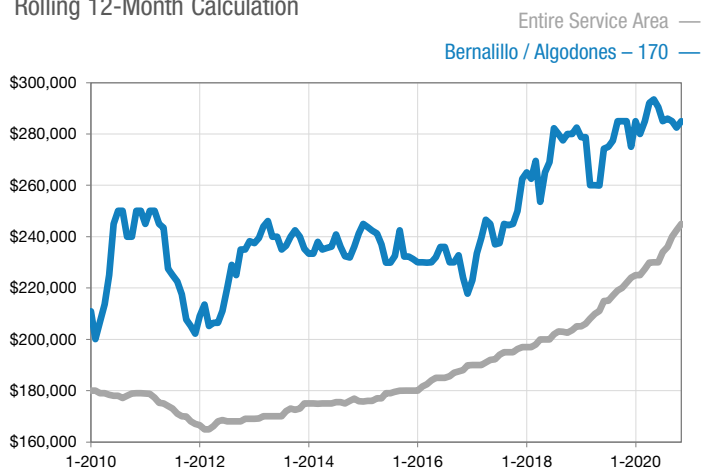
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	8	8	0.0%
Pending Sales	1	2	+ 100.0%	8	8	0.0%
Closed Sales	0	2	--	7	5	- 28.6%
Days on Market Until Sale	--	2	--	28	8	- 71.4%
Median Sales Price*	--	\$107,000	--	\$87,000	\$102,000	+ 17.2%
Average Sales Price*	--	\$107,000	--	\$94,843	\$98,280	+ 3.6%
Percent of List Price Received*	--	98.6%	--	95.9%	101.1%	+ 5.4%
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.

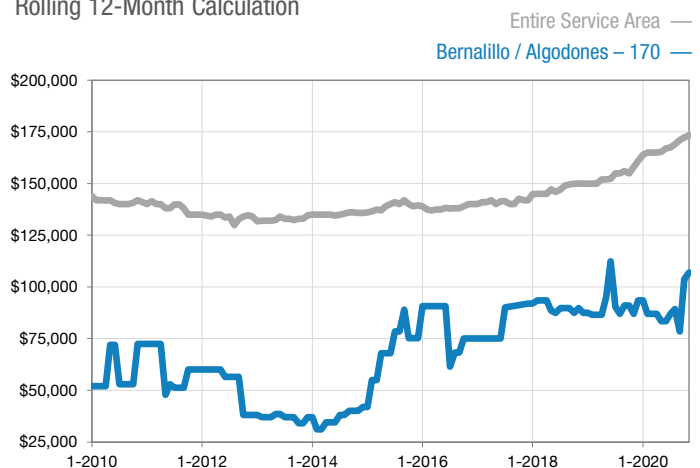
Median Sales Price - Single-Family Detached

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.