

# Local Market Update for November 2020

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



## East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

| 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                    | 3         | 11        | + 266.7%       | 93           | 94           | + 1.1%         |
| Pending Sales                   | 4         | 10        | + 150.0%       | 52           | 87           | + 67.3%        |
| Closed Sales                    | 10        | 8         | - 20.0%        | 48           | 70           | + 45.8%        |
| Days on Market Until Sale       | 51        | 56        | + 9.8%         | 77           | 60           | - 22.1%        |
| Median Sales Price*             | \$318,500 | \$300,000 | - 5.8%         | \$285,500    | \$276,450    | - 3.2%         |
| Average Sales Price*            | \$301,900 | \$317,500 | + 5.2%         | \$285,380    | \$281,499    | - 1.4%         |
| Percent of List Price Received* | 98.9%     | 97.4%     | - 1.5%         | 97.8%        | 97.9%        | + 0.1%         |
| Inventory of Homes for Sale     | 27        | 4         | - 85.2%        | --           | --           | --             |
| Months Supply of Inventory      | 6.0       | 0.5       | - 91.7%        | --           | --           | --             |

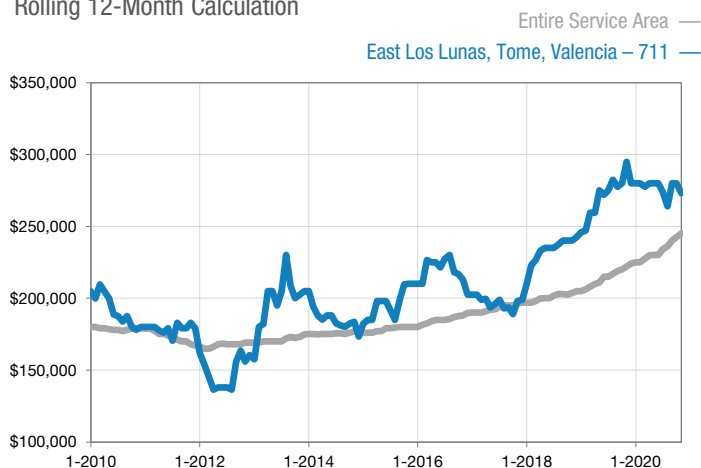
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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                    | 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.

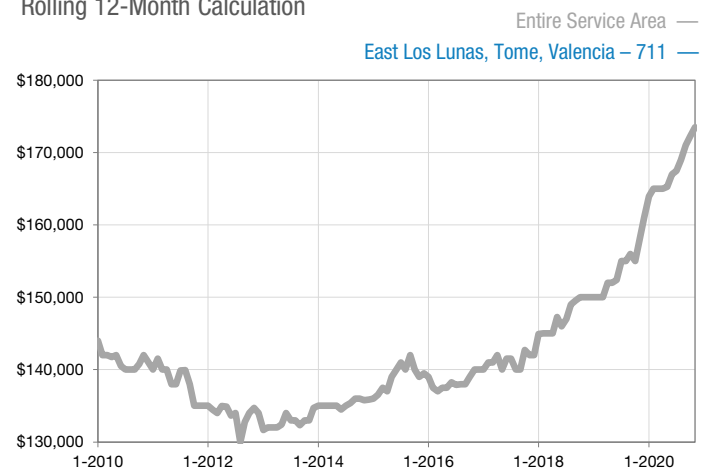
### Median Sales Price - Single-Family Detached

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.