

Monthly Indicators



November 2020

November saw the Dow Jones Industrial Average top 30,000 for the first time, while mortgage rates reached new record lows again. These new records have provided encouragement for buyers to move forward on home purchases, which continued to remain strong overall for the month.

New Listings increased 4.7 percent for Single-Family Detached homes but decreased 1.1 percent for Single-Family Attached homes. Pending Sales increased 25.4 percent for Single-Family Detached homes and 2.0 percent for Single-Family Attached homes. Inventory decreased 54.6 percent for Single-Family Detached homes and 54.9 percent for Single-Family Attached homes.

The Median Sales Price increased 14.8 percent to \$256,000 for Single-Family Detached homes and 4.8 percent to \$175,000 for Single-Family Attached homes. Absorption Rate decreased 56.5 percent for Single-Family Detached homes and 60.0 percent for Single-Family Attached homes.

Showing activity remains higher than the same period a year ago across most of the country, suggesting that strong buyer demand is likely to continue into what is typically the slowest time of year. With inventory remaining constrained in most market segments, sellers continue to benefit from the tight market conditions.

Quick Facts

1,058	1,258	\$256,000
New Listings All Properties	Closed Sales All Properties	Median Sales Price Single-Family Detached

This is a research tool provided by the Greater Albuquerque Association of REALTORS® with data from Southwest Multiple Listing Service, Inc. (SWMLS). The SWMLS market areas includes MLS Areas 10-180, 210-293 and 690-760. Percent changes are calculated using rounded figures.

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Single-Family Detached Market Overview

Key market metrics for the current month and year-to-date. Single-Family Detached properties only.



Key Metrics	Historical Sparkbars	11-2019	11-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		921	964	+ 4.7%	15,251	14,463	- 5.2%
Pending Sales		837	1,050	+ 25.4%	11,791	12,802	+ 8.6%
Closed Sales		912	1,141	+ 25.1%	11,486	11,977	+ 4.3%
Days on Market Until Sale		36	20	- 44.4%	39	29	- 25.6%
Median Sales Price		\$222,950	\$256,000	+ 14.8%	\$223,500	\$246,400	+ 10.2%
Average Sales Price		\$262,771	\$298,932	+ 13.8%	\$260,558	\$284,725	+ 9.3%
Percent of List Price Received		98.3%	99.7%	+ 1.4%	98.4%	99.2%	+ 0.8%
Housing Affordability Index		126	116	- 7.9%	125	120	- 4.0%
Inventory of Homes for Sale		2,387	1,084	- 54.6%	--	--	--
Absorption Rate		2.3	1.0	- 56.5%	--	--	--

Single-Family Attached Market Overview

Key market metrics for the current month and year-to-date. Single-Family Attached properties only.



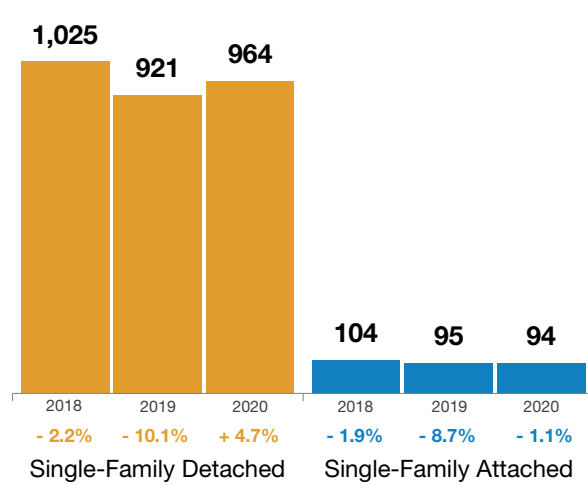
Key Metrics	Historical Sparkbars	11-2019	11-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		95	94	- 1.1%	1,519	1,533	+ 0.9%
Pending Sales		101	103	+ 2.0%	1,220	1,349	+ 10.6%
Closed Sales		105	117	+ 11.4%	1,169	1,275	+ 9.1%
Days on Market Until Sale		34	14	- 58.8%	40	26	- 35.0%
Median Sales Price		\$167,000	\$175,000	+ 4.8%	\$159,000	\$173,000	+ 8.8%
Average Sales Price		\$174,440	\$186,471	+ 6.9%	\$170,546	\$182,527	+ 7.0%
Percent of List Price Received		98.2%	99.0%	+ 0.8%	97.9%	98.7%	+ 0.8%
Housing Affordability Index		168	169	+ 0.6%	176	171	- 2.8%
Inventory of Homes for Sale		215	97	- 54.9%	--	--	--
Absorption Rate		2.0	0.8	- 60.0%	--	--	--

New Listings

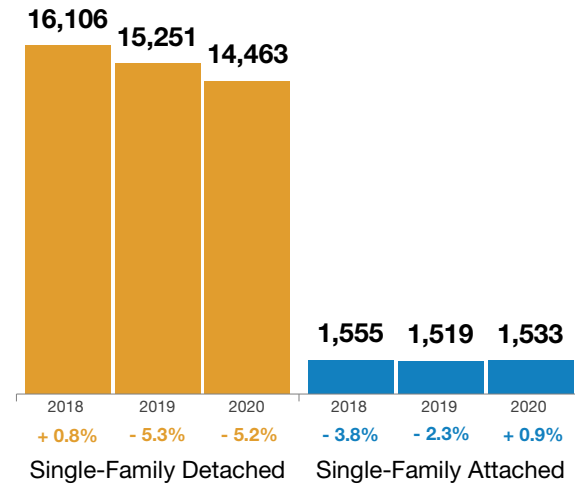
A count of the properties that have been newly listed on the market in a given month.



November

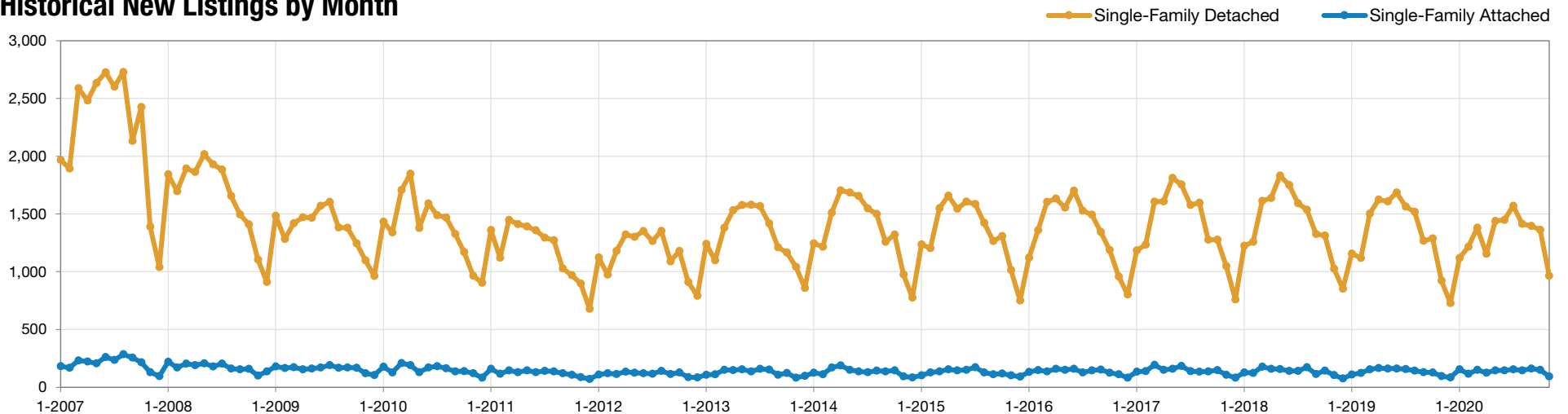


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	727	-14.7%	84	+10.5%
Jan-2020	1,118	-3.4%	154	+42.6%
Feb-2020	1,215	+8.7%	115	-5.7%
Mar-2020	1,380	-8.1%	149	-3.2%
Apr-2020	1,155	-28.9%	124	-24.8%
May-2020	1,439	-10.6%	145	-9.9%
Jun-2020	1,448	-14.1%	145	-9.9%
Jul-2020	1,570	+0.4%	153	-2.5%
Aug-2020	1,414	-6.8%	144	+1.4%
Sep-2020	1,397	+10.2%	160	+25.0%
Oct-2020	1,363	+5.9%	150	+19.0%
Nov-2020	964	+4.7%	94	-1.1%
12-Month Avg	1,266	-5.7%	135	+1.4%

Historical New Listings by Month

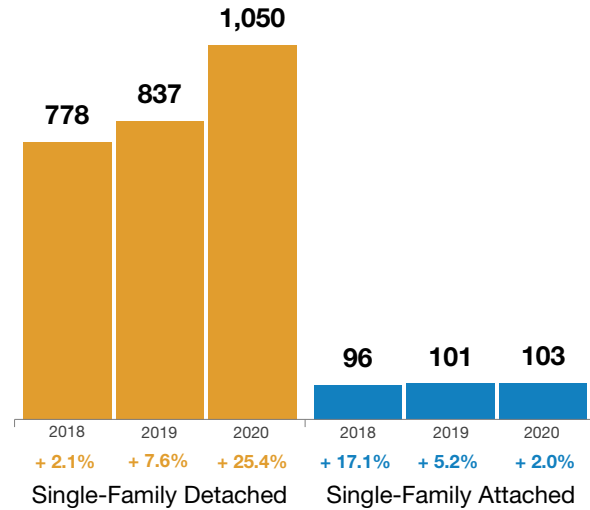


Pending Sales

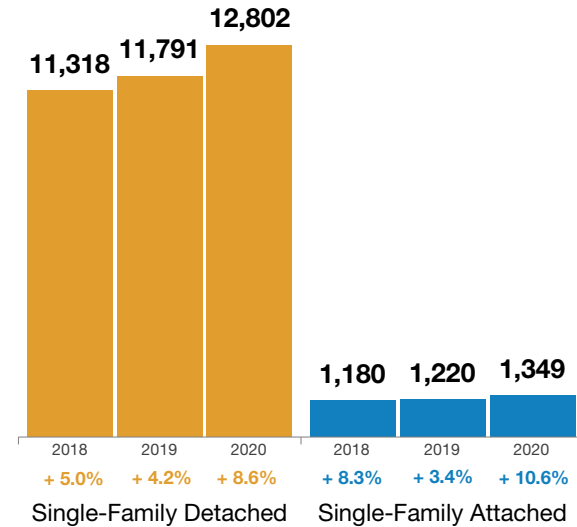
A count of the properties on which offers have been accepted in a given month.



November

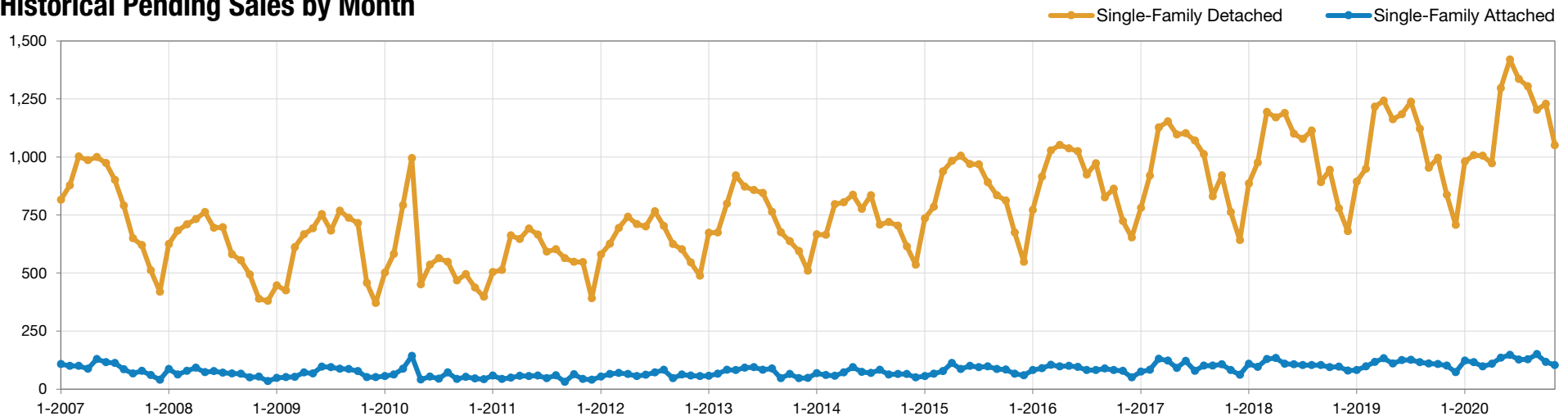


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	707	+4.0%	72	-8.9%
Jan-2020	980	+9.7%	122	+50.6%
Feb-2020	1,007	+6.1%	115	+18.6%
Mar-2020	1,005	-17.4%	97	-17.1%
Apr-2020	972	-21.7%	109	-17.4%
May-2020	1,296	+11.5%	135	+22.7%
Jun-2020	1,420	+19.9%	147	+18.5%
Jul-2020	1,336	+7.9%	127	+0.8%
Aug-2020	1,304	+16.3%	128	+11.3%
Sep-2020	1,203	+26.2%	150	+36.4%
Oct-2020	1,229	+23.4%	116	+8.4%
Nov-2020	1,050	+25.4%	103	+2.0%
12-Month Avg	1,126	+8.3%	118	+9.4%

Historical Pending Sales by Month

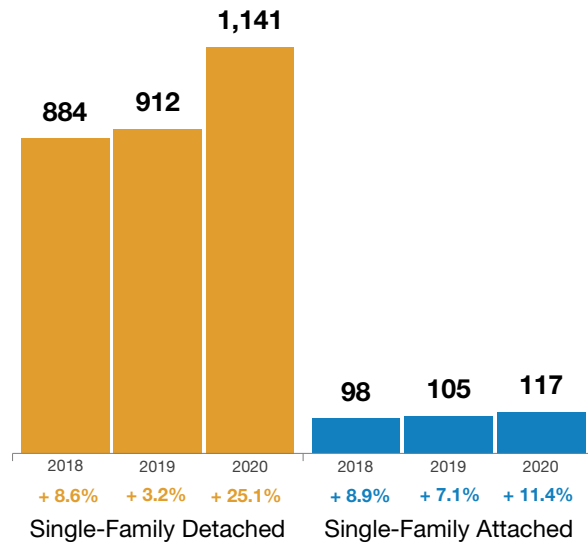


Closed Sales

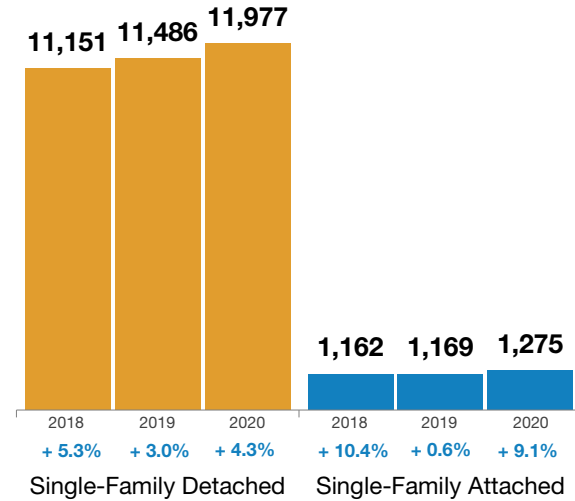
A count of the actual sales that closed in a given month.



November

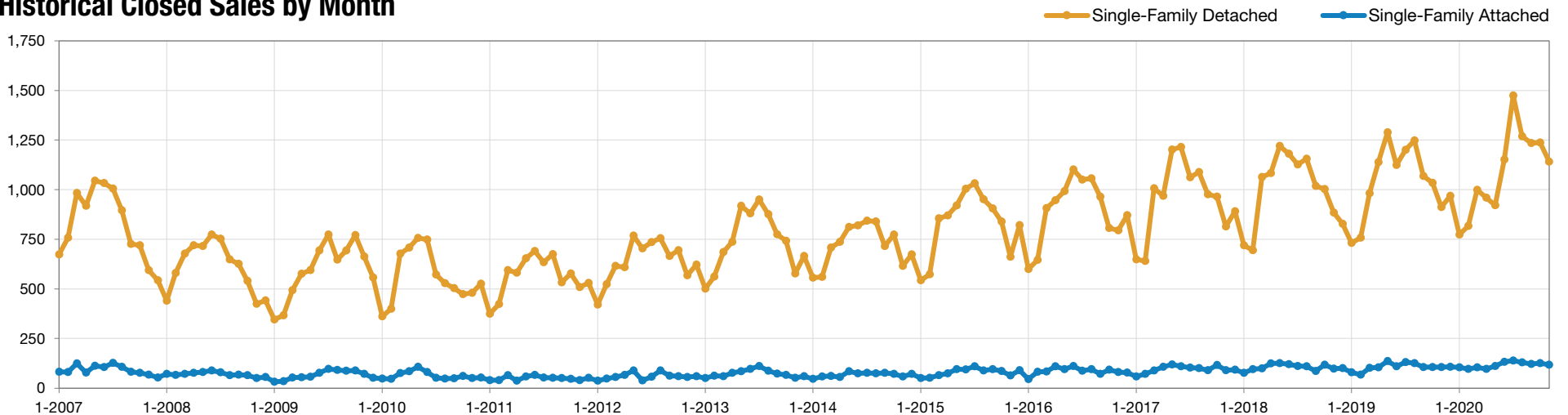


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	969	+17.0%	107	+7.0%
Jan-2020	774	+5.7%	104	+31.6%
Feb-2020	817	+7.8%	96	+43.3%
Mar-2020	999	+1.7%	104	+3.0%
Apr-2020	959	-15.8%	96	-7.7%
May-2020	921	-28.5%	111	-18.4%
Jun-2020	1,151	+2.4%	132	+21.1%
Jul-2020	1,475	+22.9%	139	+6.1%
Aug-2020	1,269	+1.7%	129	+2.4%
Sep-2020	1,234	+15.5%	121	+14.2%
Oct-2020	1,237	+19.5%	126	+20.0%
Nov-2020	1,141	+25.1%	117	+11.4%
12-Month Avg	1,079	+5.1%	115	+8.9%

Historical Closed Sales by Month

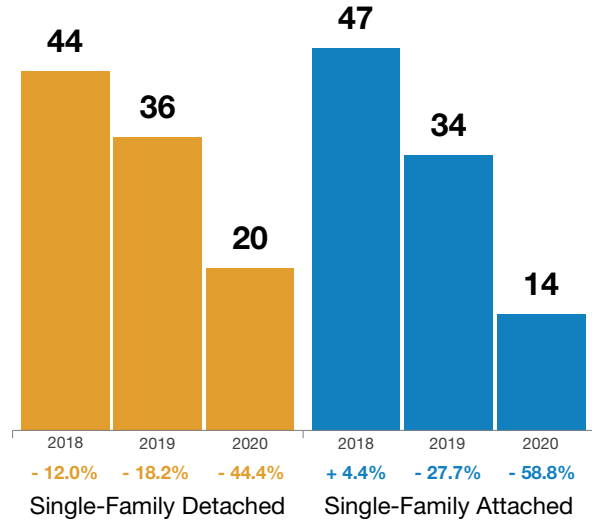


Days on Market Until Sale

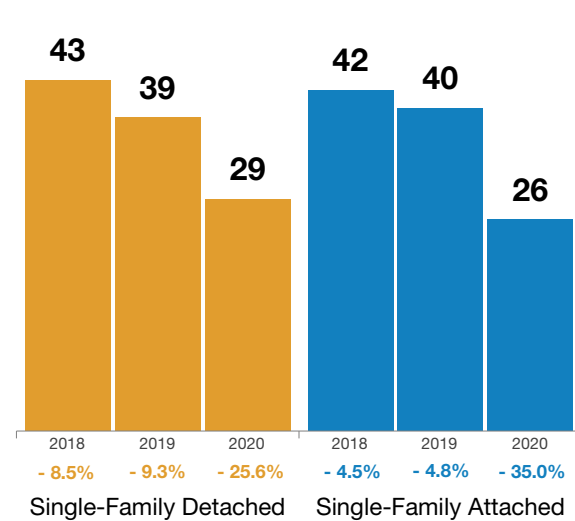
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



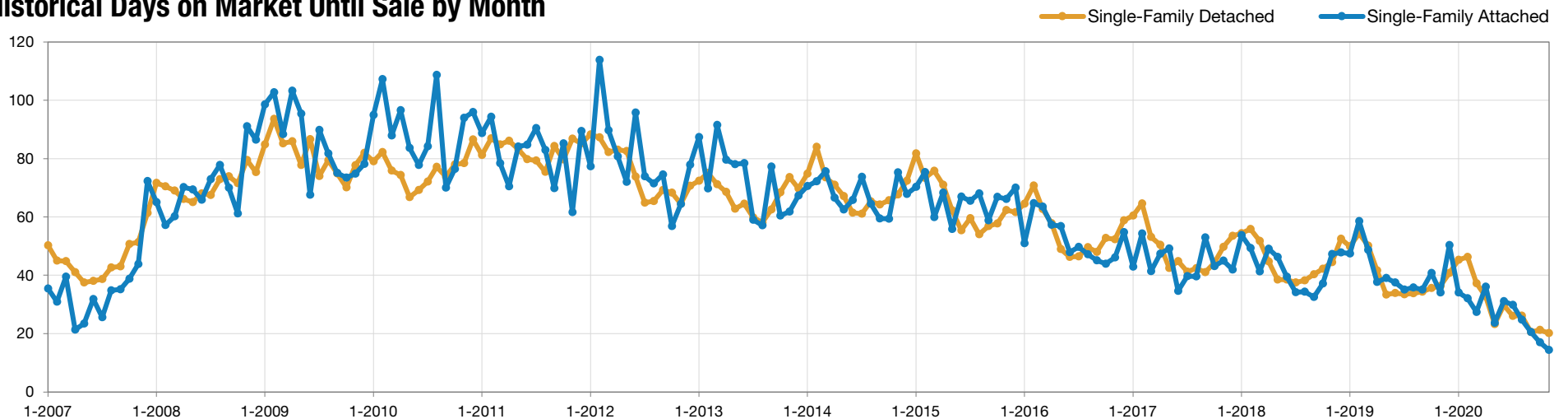
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	41	-21.2%	50	+4.2%
Jan-2020	45	-10.0%	34	-27.7%
Feb-2020	46	-14.8%	32	-45.8%
Mar-2020	37	-26.0%	27	-44.9%
Apr-2020	33	-21.4%	36	-5.3%
May-2020	23	-30.3%	24	-38.5%
Jun-2020	30	-11.8%	31	-18.4%
Jul-2020	26	-21.2%	30	-14.3%
Aug-2020	26	-23.5%	25	-30.6%
Sep-2020	21	-38.2%	20	-42.9%
Oct-2020	21	-41.7%	17	-58.5%
Nov-2020	20	-44.4%	14	-58.8%
12-Month Avg*	30	-25.4%	28	-30.8%

* Days on Market for all properties from December 2019 through November 2020. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

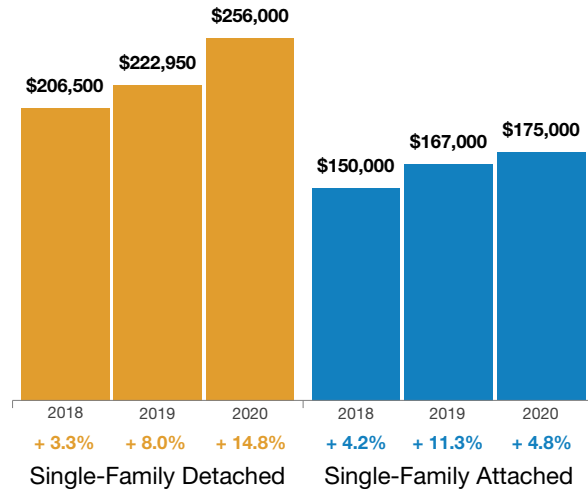


Median Sales Price

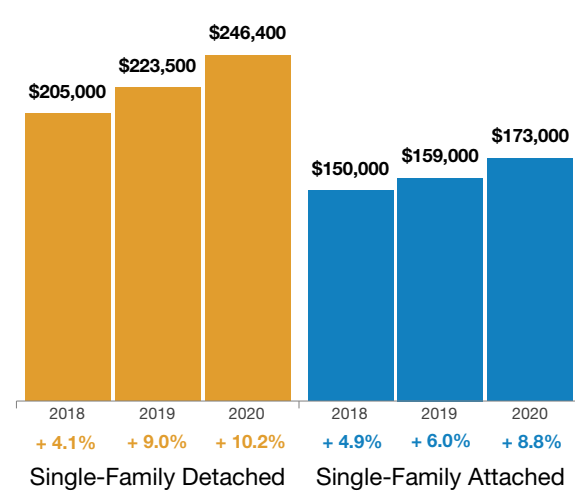
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



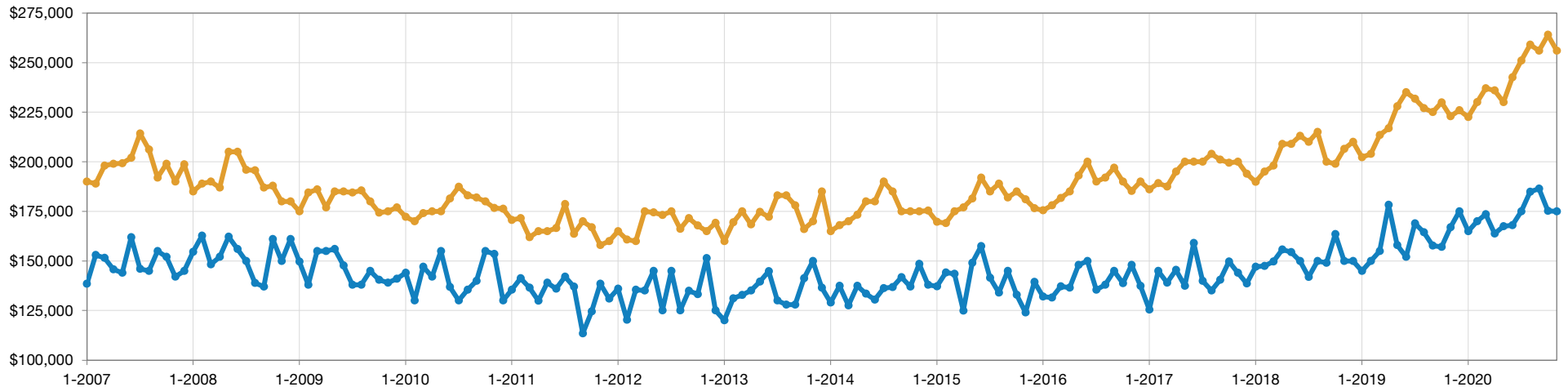
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	\$226,000	+7.6%	\$175,000	+16.7%
Jan-2020	\$222,500	+10.0%	\$165,000	+13.8%
Feb-2020	\$230,000	+12.7%	\$170,000	+13.4%
Mar-2020	\$237,000	+11.0%	\$173,500	+11.9%
Apr-2020	\$236,000	+8.8%	\$163,750	-8.1%
May-2020	\$230,000	+0.9%	\$167,500	+6.0%
Jun-2020	\$242,500	+3.2%	\$167,950	+10.5%
Jul-2020	\$251,000	+8.3%	\$175,000	+3.6%
Aug-2020	\$259,000	+14.1%	\$184,900	+12.5%
Sep-2020	\$256,000	+13.8%	\$186,500	+18.2%
Oct-2020	\$264,000	+14.8%	\$175,250	+11.6%
Nov-2020	\$256,000	+14.8%	\$175,000	+4.8%
12-Month Avg*	\$245,000	+10.4%	\$173,500	+9.8%

* Median Sales Price for all properties from December 2019 through November 2020. This is not the average of the individual figures above.

Historical Median Sales Price by Month

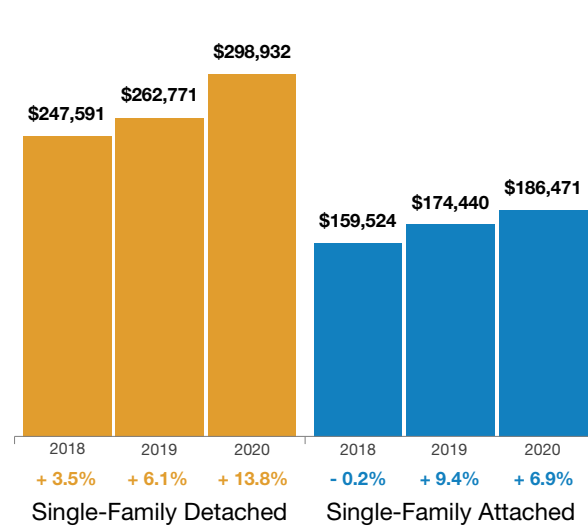


Average Sales Price

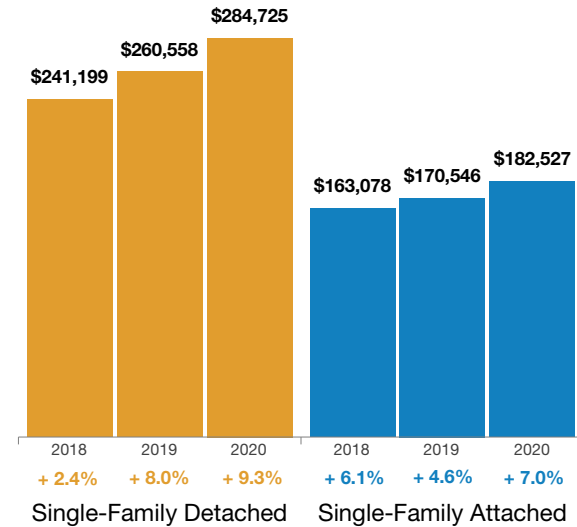
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



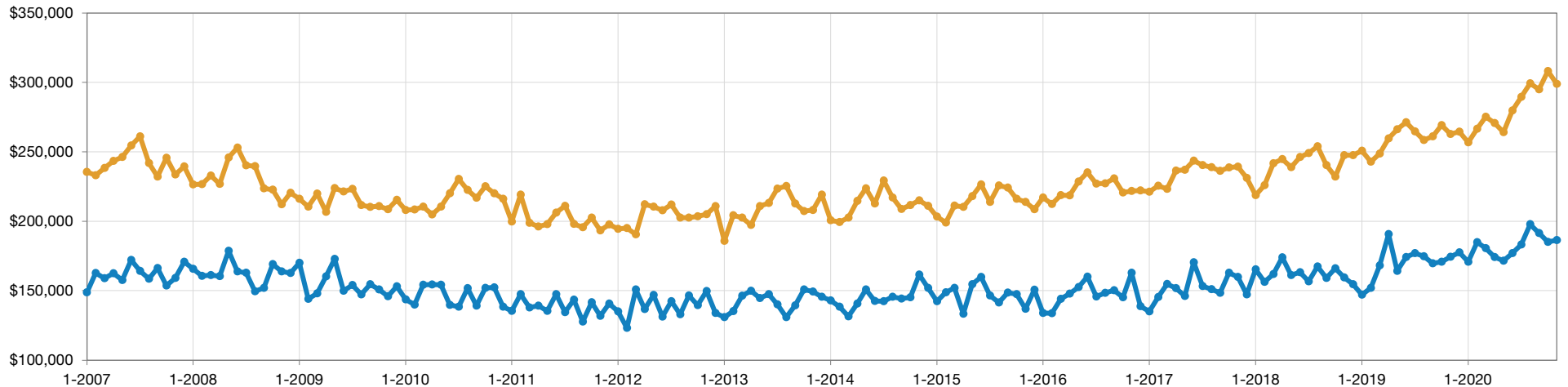
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	\$264,476	+6.8%	\$177,511	+14.9%
Jan-2020	\$256,862	+2.4%	\$170,820	+16.1%
Feb-2020	\$266,669	+9.8%	\$184,912	+21.7%
Mar-2020	\$275,333	+10.7%	\$180,546	+7.3%
Apr-2020	\$270,758	+4.3%	\$174,195	-8.7%
May-2020	\$264,120	-0.8%	\$171,582	+4.6%
Jun-2020	\$279,770	+3.1%	\$176,949	+1.6%
Jul-2020	\$289,618	+9.4%	\$183,243	+3.5%
Aug-2020	\$299,329	+15.8%	\$197,853	+13.2%
Sep-2020	\$294,999	+13.0%	\$191,493	+12.9%
Oct-2020	\$308,267	+14.5%	\$185,087	+8.4%
Nov-2020	\$298,932	+13.8%	\$186,471	+6.9%
12-Month Avg*	\$283,209	+9.1%	\$182,139	+7.6%

* Avg. Sales Price for all properties from December 2019 through November 2020. This is not the average of the individual figures above.

Historical Average Sales Price by Month



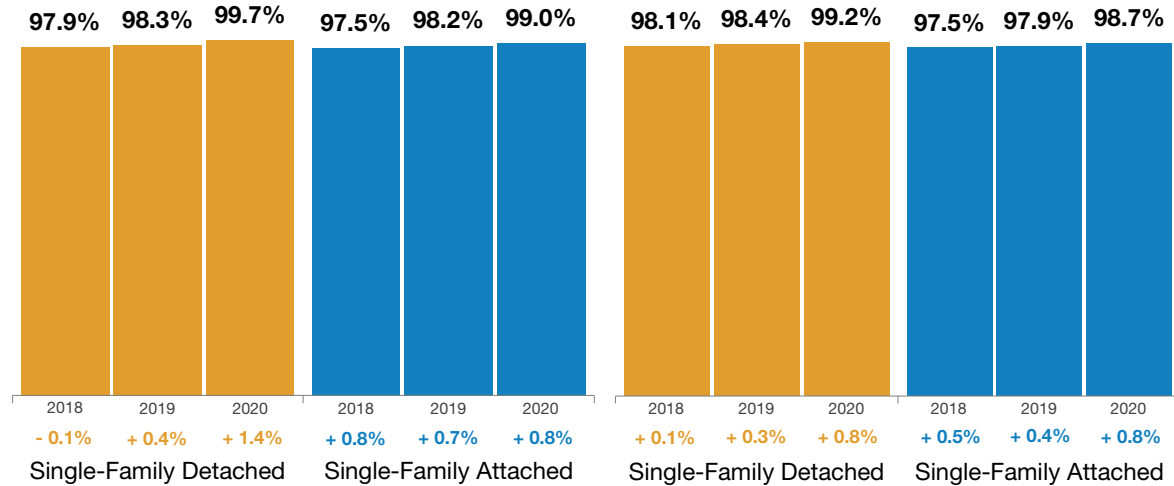
Percent of List Price Received



Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November

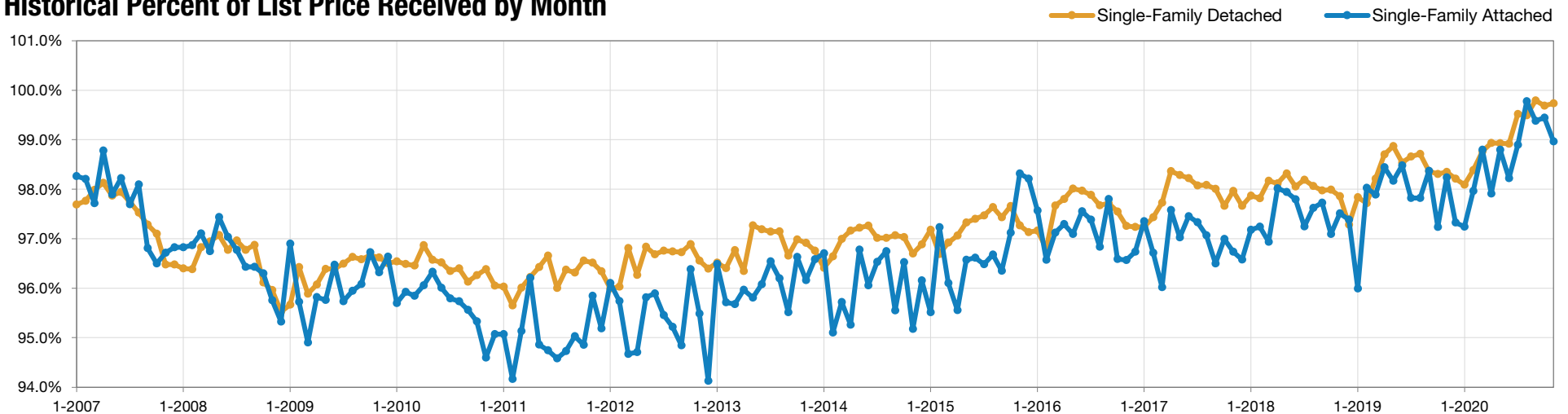
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	98.2%	+0.9%	97.3%	-0.1%
Jan-2020	98.1%	+0.3%	97.2%	+1.3%
Feb-2020	98.4%	+0.7%	98.0%	0.0%
Mar-2020	98.8%	+0.6%	98.8%	+0.9%
Apr-2020	98.9%	+0.2%	97.9%	-0.5%
May-2020	98.9%	0.0%	98.8%	+0.6%
Jun-2020	98.9%	+0.4%	98.2%	-0.3%
Jul-2020	99.5%	+0.8%	98.9%	+1.1%
Aug-2020	99.5%	+0.8%	99.8%	+2.0%
Sep-2020	99.8%	+1.4%	99.4%	+1.0%
Oct-2020	99.7%	+1.4%	99.4%	+2.3%
Nov-2020	99.7%	+1.4%	99.0%	+0.8%
12-Month Avg*	99.1%	+0.8%	98.6%	+0.8%

* Pct. of List Price Received for all properties from December 2019 through November 2020. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



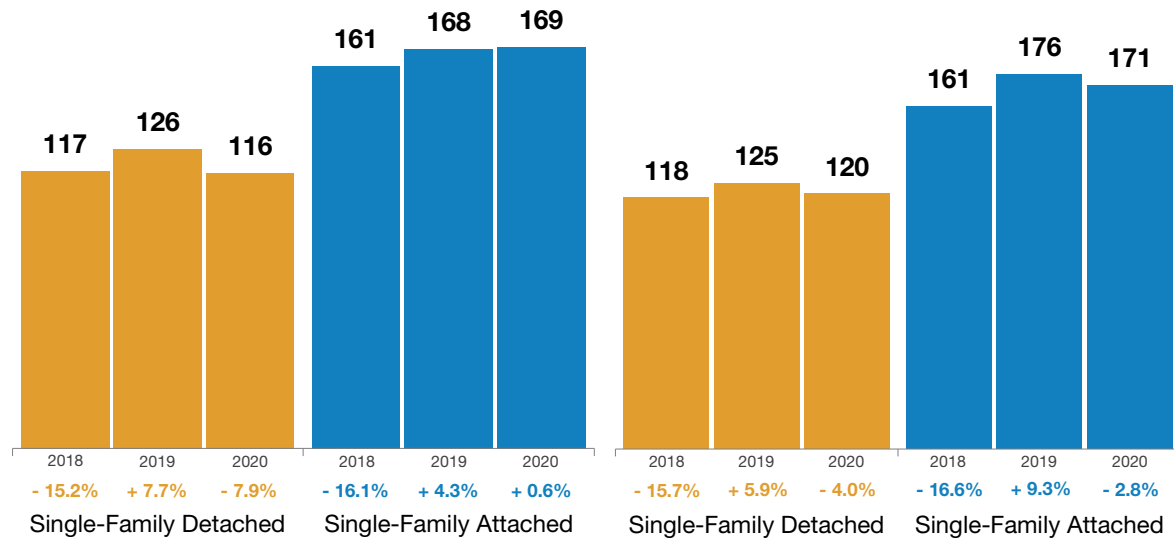
Housing Affordability Index



This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

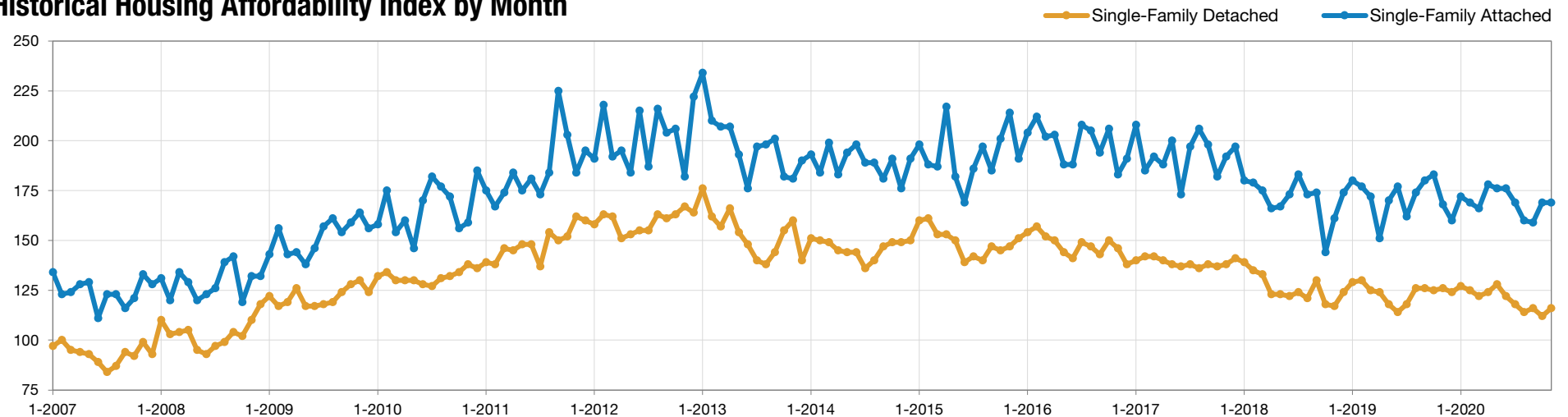
November

Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	124	0.0%	160	-8.0%
Jan-2020	127	-1.6%	172	-4.4%
Feb-2020	125	-3.8%	169	-4.5%
Mar-2020	122	-2.4%	166	-3.5%
Apr-2020	124	0.0%	178	+17.9%
May-2020	128	+8.5%	176	+3.5%
Jun-2020	122	+7.0%	176	-0.6%
Jul-2020	118	0.0%	169	+4.3%
Aug-2020	114	-9.5%	160	-8.0%
Sep-2020	116	-7.9%	159	-11.7%
Oct-2020	112	-10.4%	169	-7.7%
Nov-2020	116	-7.9%	169	+0.6%
12-Month Avg	121	-4.0%	169	-3.4%

Historical Housing Affordability Index by Month

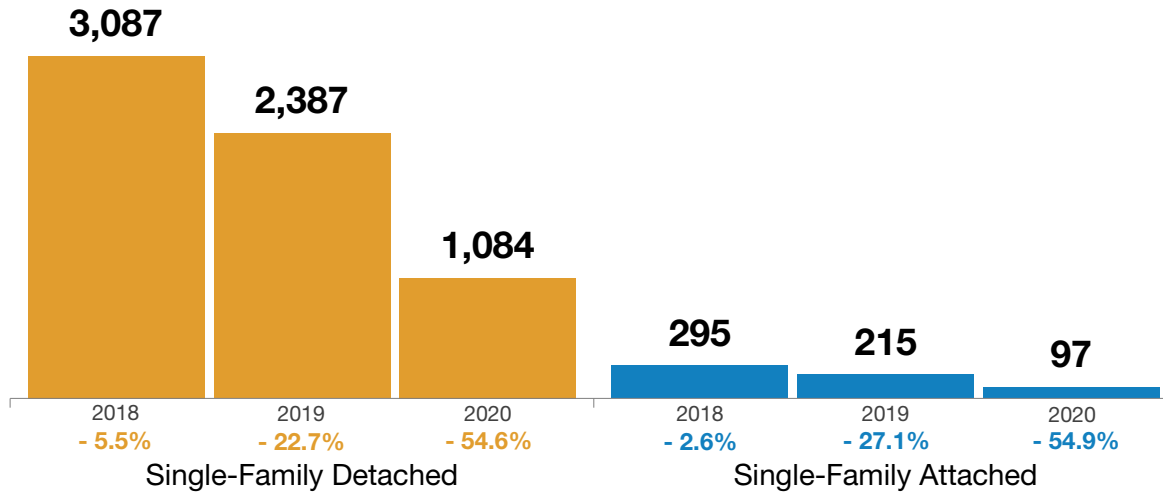


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

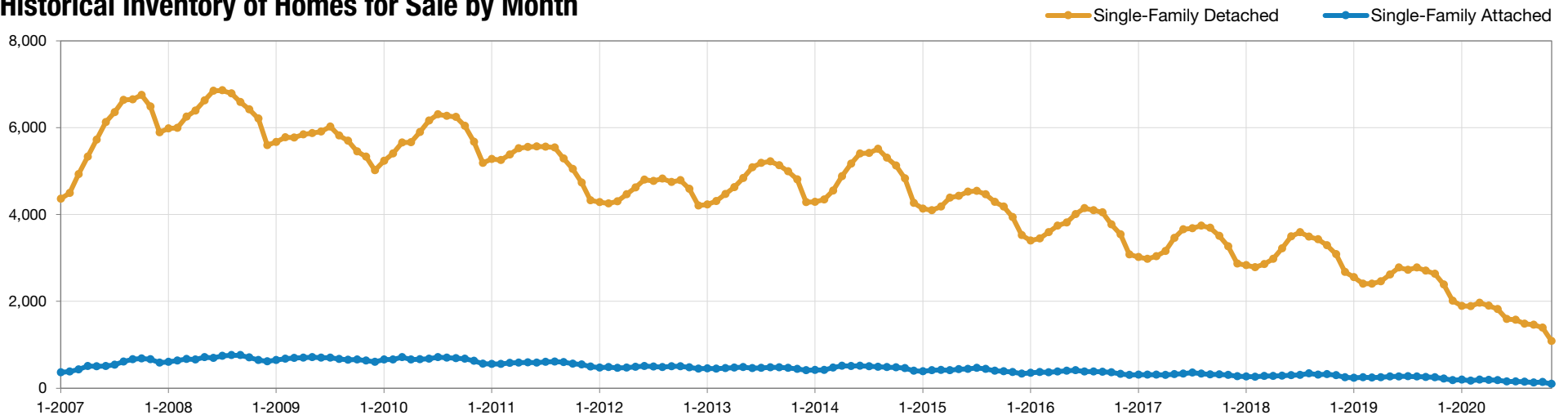


November



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	2,010	-24.9%	183	-25.3%
Jan-2020	1,889	-26.1%	192	-18.6%
Feb-2020	1,885	-21.5%	167	-31.8%
Mar-2020	1,965	-18.2%	195	-19.8%
Apr-2020	1,900	-22.8%	190	-22.8%
May-2020	1,821	-30.3%	181	-32.0%
Jun-2020	1,593	-42.6%	149	-44.0%
Jul-2020	1,575	-42.2%	152	-43.9%
Aug-2020	1,482	-46.6%	145	-44.9%
Sep-2020	1,457	-46.2%	125	-51.2%
Oct-2020	1,392	-47.2%	137	-44.5%
Nov-2020	1,084	-54.6%	97	-54.9%
12-Month Avg	1,671	-35.5%	159	-36.2%

Historical Inventory of Homes for Sale by Month

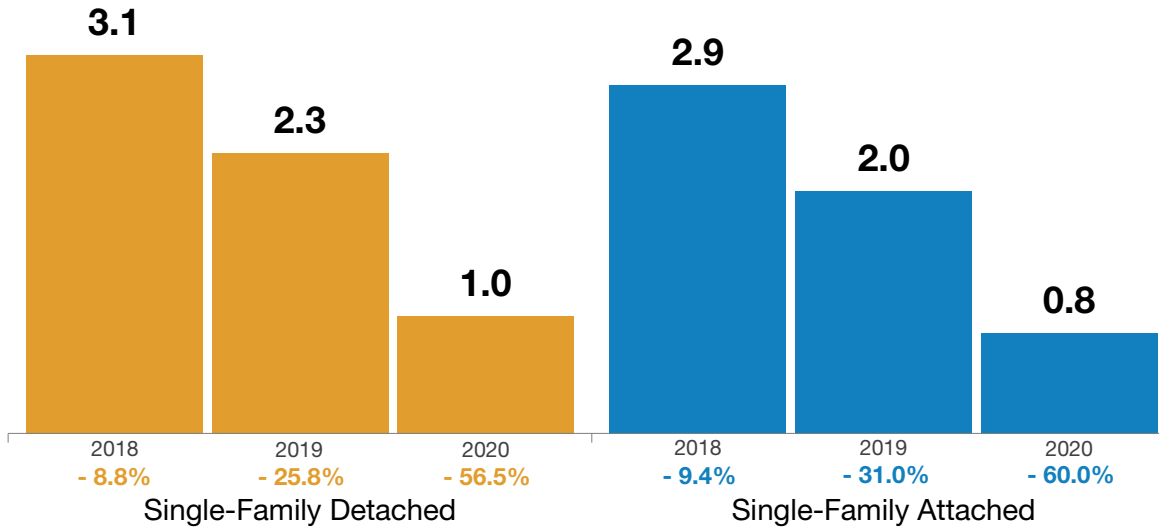


Absorption Rate

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



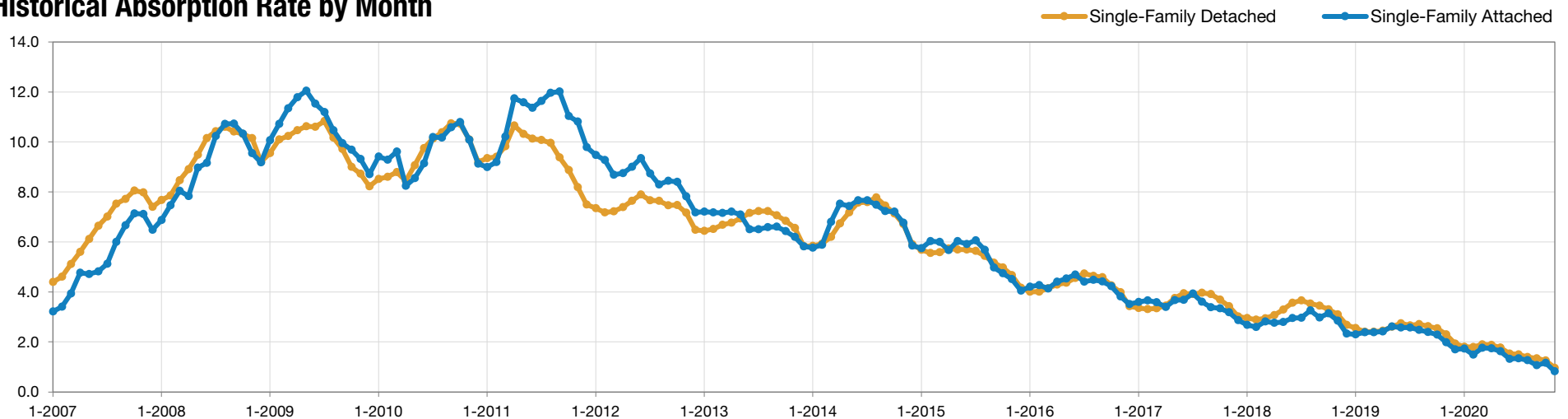
November



Absorption Rate	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2019	1.9	-29.6%	1.7	-26.1%
Jan-2020	1.8	-30.8%	1.7	-26.1%
Feb-2020	1.8	-25.0%	1.5	-37.5%
Mar-2020	1.9	-20.8%	1.8	-25.0%
Apr-2020	1.9	-20.8%	1.7	-29.2%
May-2020	1.8	-30.8%	1.6	-38.5%
Jun-2020	1.5	-44.4%	1.3	-50.0%
Jul-2020	1.5	-44.4%	1.3	-50.0%
Aug-2020	1.4	-48.1%	1.3	-48.0%
Sep-2020	1.3	-50.0%	1.1	-54.2%
Oct-2020	1.3	-48.0%	1.2	-47.8%
Nov-2020	1.0	-56.5%	0.8	-60.0%
12-Month Avg*	1.6	-37.9%	1.4	-40.8%

* Absorption Rate for all properties from December 2019 through November 2020. This is not the average of the individual figures above.

Historical Absorption Rate by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	11-2019	11-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		1,016	1,058	+ 4.1%	16,770	15,996	- 4.6%
Pending Sales		938	1,153	+ 22.9%	13,011	14,151	+ 8.8%
Closed Sales		1,017	1,258	+ 23.7%	12,655	13,252	+ 4.7%
Days on Market Until Sale		36	20	- 44.4%	39	28	- 28.2%
Median Sales Price		\$217,000	\$249,000	+ 14.7%	\$216,000	\$239,900	+ 11.1%
Average Sales Price		\$253,651	\$288,472	+ 13.7%	\$252,240	\$274,891	+ 9.0%
Percent of List Price Received		98.3%	99.7%	+ 1.4%	98.4%	99.2%	+ 0.8%
Housing Affordability Index		129	119	- 7.8%	130	123	- 5.4%
Inventory of Homes for Sale		2,602	1,181	- 54.6%	--	--	--
Absorption Rate		2.3	0.9	- 60.9%	--	--	--