

Local Market Update for December 2020

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	10	22	+ 120.0%	282	285	+ 1.1%
Pending Sales	10	21	+ 110.0%	219	261	+ 19.2%
Closed Sales	17	19	+ 11.8%	227	253	+ 11.5%
Days on Market Until Sale	41	13	- 68.3%	33	21	- 36.4%
Median Sales Price*	\$281,000	\$295,000	+ 5.0%	\$257,500	\$267,000	+ 3.7%
Average Sales Price*	\$281,121	\$326,448	+ 16.1%	\$268,295	\$291,564	+ 8.7%
Percent of List Price Received*	98.2%	100.5%	+ 2.3%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	31	13	- 58.1%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

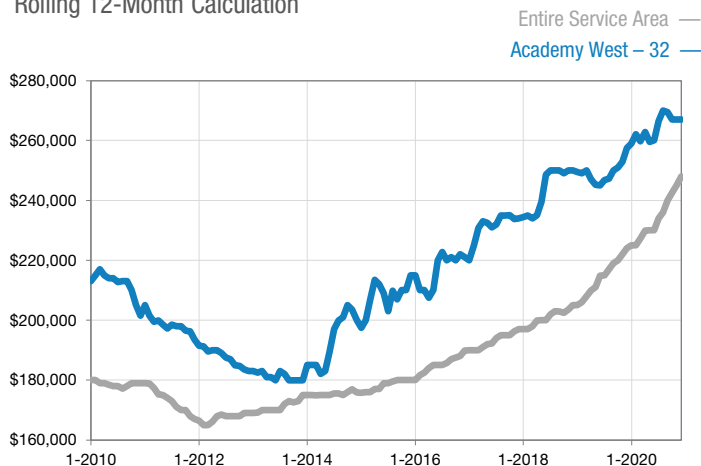
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	6	9	+ 50.0%	151	170	+ 12.6%
Pending Sales	7	13	+ 85.7%	124	159	+ 28.2%
Closed Sales	14	9	- 35.7%	126	154	+ 22.2%
Days on Market Until Sale	43	12	- 72.1%	34	17	- 50.0%
Median Sales Price*	\$174,500	\$168,000	- 3.7%	\$158,850	\$170,000	+ 7.0%
Average Sales Price*	\$164,181	\$173,278	+ 5.5%	\$159,077	\$177,935	+ 11.9%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

* 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.

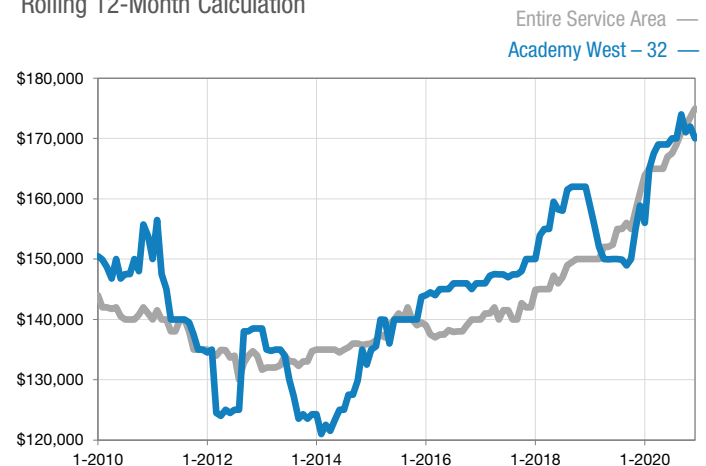
Median Sales Price - Single-Family Detached

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.