

Local Market Update for December 2020

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte 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	6	16	+ 166.7%	330	313	- 5.2%
Pending Sales	10	23	+ 130.0%	260	274	+ 5.4%
Closed Sales	14	26	+ 85.7%	260	264	+ 1.5%
Days on Market Until Sale	58	14	- 75.9%	32	25	- 21.9%
Median Sales Price*	\$370,000	\$430,500	+ 16.4%	\$381,500	\$412,000	+ 8.0%
Average Sales Price*	\$425,111	\$517,161	+ 21.7%	\$434,843	\$449,509	+ 3.4%
Percent of List Price Received*	97.9%	99.3%	+ 1.4%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

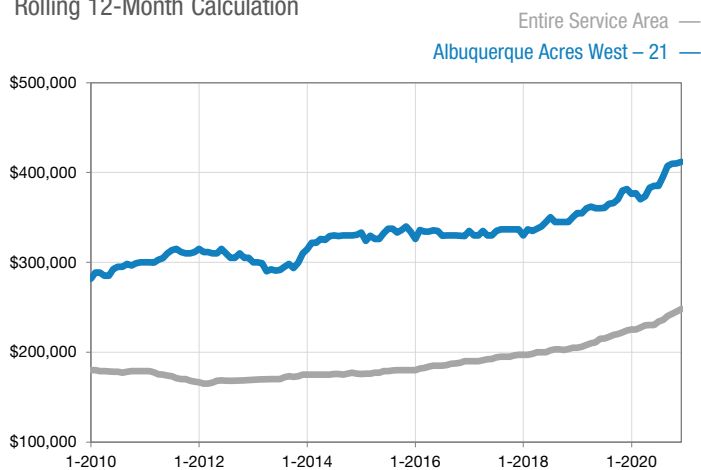
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	10	9	- 10.0%
Pending Sales	1	0	- 100.0%	11	9	- 18.2%
Closed Sales	0	0	0.0%	11	10	- 9.1%
Days on Market Until Sale	--	--	--	35	3	- 91.4%
Median Sales Price*	--	--	--	\$210,000	\$217,950	+ 3.8%
Average Sales Price*	--	--	--	\$229,753	\$231,040	+ 0.6%
Percent of List Price Received*	--	--	--	98.0%	100.2%	+ 2.2%
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.

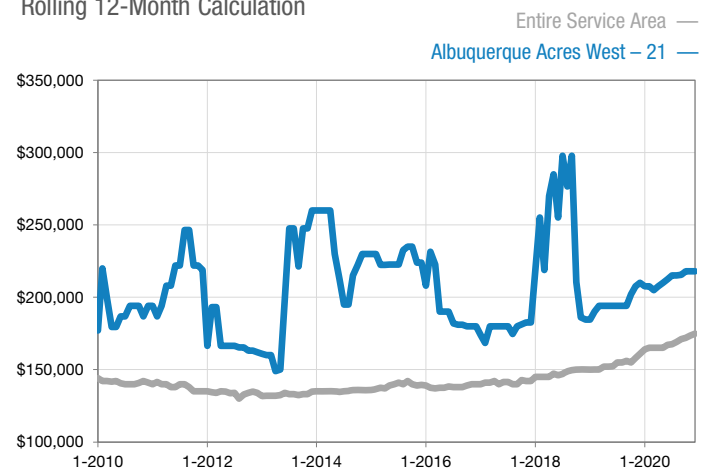
Median Sales Price - Single-Family Detached

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.