

# Local Market Update for December 2020

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	15	19	+ 26.7%	265	272	+ 2.6%
Pending Sales	5	17	+ 240.0%	174	206	+ 18.4%
Closed Sales	9	14	+ 55.6%	174	189	+ 8.6%
Days on Market Until Sale	30	36	+ 20.0%	43	41	- 4.7%
Median Sales Price*	\$185,000	<b>\$372,500</b>	+ 101.4%	\$200,000	<b>\$204,000</b>	+ 2.0%
Average Sales Price*	\$244,222	<b>\$406,286</b>	+ 66.4%	\$250,707	<b>\$249,688</b>	- 0.4%
Percent of List Price Received*	97.4%	<b>96.5%</b>	- 0.9%	97.1%	<b>97.0%</b>	- 0.1%
Inventory of Homes for Sale	48	24	- 50.0%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--

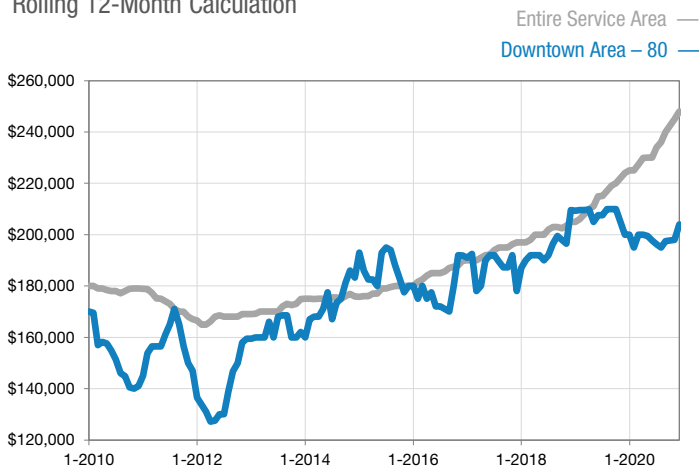
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	13	9	- 30.8%	142	157	+ 10.6%
Pending Sales	6	13	+ 116.7%	81	102	+ 25.9%
Closed Sales	7	11	+ 57.1%	71	103	+ 45.1%
Days on Market Until Sale	66	38	- 42.4%	53	38	- 28.3%
Median Sales Price*	\$199,900	<b>\$205,500</b>	+ 2.8%	\$215,000	<b>\$212,500</b>	- 1.2%
Average Sales Price*	\$218,093	<b>\$279,745</b>	+ 28.3%	\$211,874	<b>\$224,091</b>	+ 5.8%
Percent of List Price Received*	97.7%	<b>97.1%</b>	- 0.6%	96.9%	<b>97.7%</b>	+ 0.8%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	4.4	2.4	- 45.5%	--	--	--

\* 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.

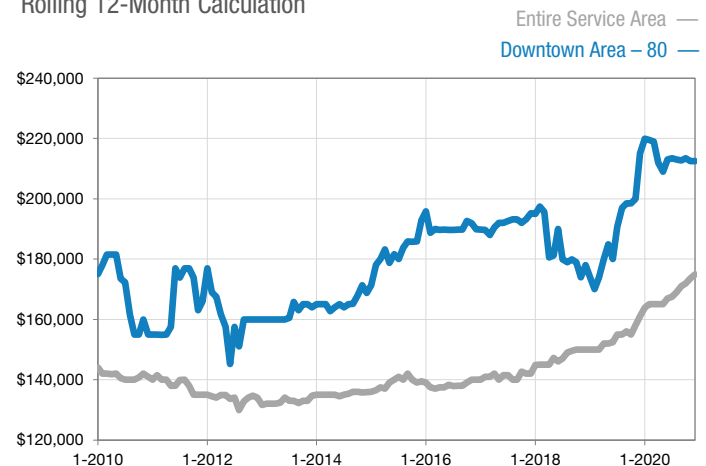
### Median Sales Price - Single-Family Detached

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.