

Local Market Update for December 2020

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	11	7	- 36.4%	222	179	- 19.4%
Pending Sales	11	3	- 72.7%	173	170	- 1.7%
Closed Sales	13	12	- 7.7%	178	177	- 0.6%
Days on Market Until Sale	31	23	- 25.8%	34	30	- 11.8%
Median Sales Price*	\$175,000	\$186,250	+ 6.4%	\$171,250	\$180,000	+ 5.1%
Average Sales Price*	\$173,567	\$201,167	+ 15.9%	\$168,977	\$188,122	+ 11.3%
Percent of List Price Received*	95.4%	99.6%	+ 4.4%	97.4%	98.8%	+ 1.4%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

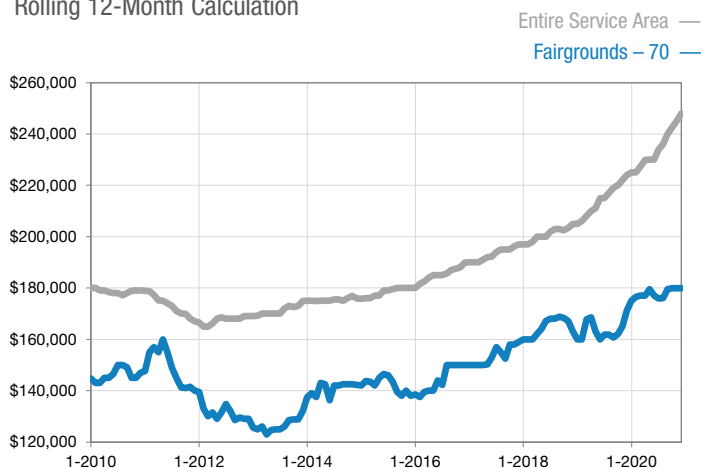
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	1	1	0.0%	9	8	- 11.1%
Pending Sales	0	0	0.0%	5	8	+ 60.0%
Closed Sales	1	2	+ 100.0%	7	8	+ 14.3%
Days on Market Until Sale	63	7	- 88.9%	80	32	- 60.0%
Median Sales Price*	\$165,000	\$194,500	+ 17.9%	\$140,000	\$160,450	+ 14.6%
Average Sales Price*	\$165,000	\$194,500	+ 17.9%	\$126,211	\$146,363	+ 16.0%
Percent of List Price Received*	100.0%	100.0%	0.0%	97.2%	97.7%	+ 0.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

* 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.

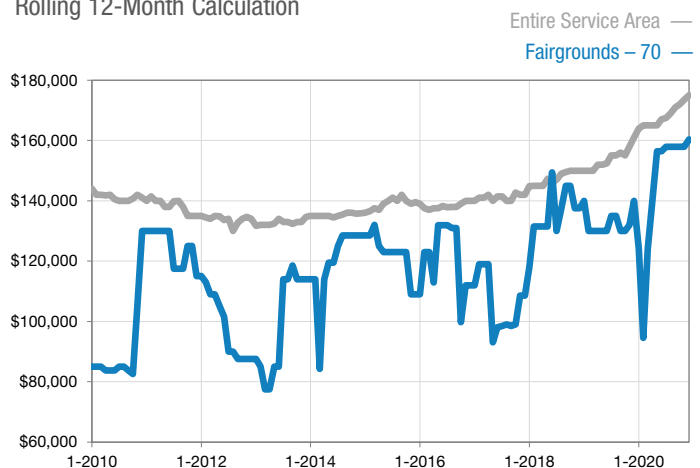
Median Sales Price - Single-Family Detached

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.