

Local Market Update for December 2020

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, 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	27	24	- 11.1%	674	638	- 5.3%
Pending Sales	27	27	0.0%	526	577	+ 9.7%
Closed Sales	39	52	+ 33.3%	513	572	+ 11.5%
Days on Market Until Sale	45	15	- 66.7%	32	20	- 37.5%
Median Sales Price*	\$290,000	\$333,500	+ 15.0%	\$305,000	\$325,000	+ 6.6%
Average Sales Price*	\$359,023	\$354,063	- 1.4%	\$340,850	\$361,054	+ 5.9%
Percent of List Price Received*	97.8%	99.3%	+ 1.5%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	58	23	- 60.3%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

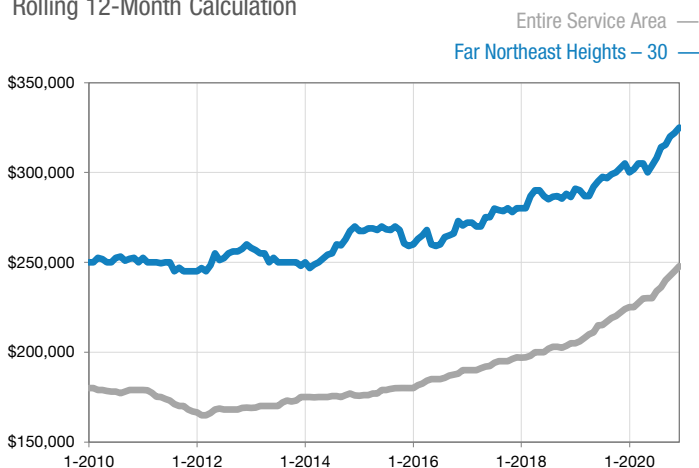
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	168	158	- 6.0%
Pending Sales	6	10	+ 66.7%	154	141	- 8.4%
Closed Sales	9	15	+ 66.7%	147	137	- 6.8%
Days on Market Until Sale	42	11	- 73.8%	32	26	- 18.8%
Median Sales Price*	\$224,000	\$280,000	+ 25.0%	\$200,000	\$200,000	0.0%
Average Sales Price*	\$238,222	\$258,149	+ 8.4%	\$210,190	\$220,080	+ 4.7%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	98.0%	99.1%	+ 1.1%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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.

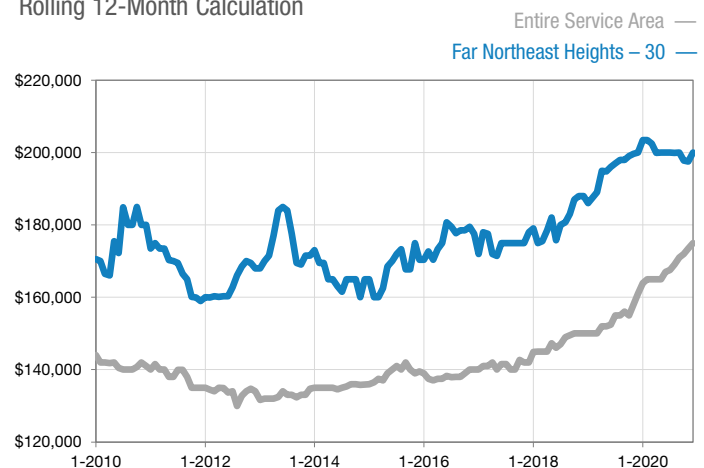
Median Sales Price - Single-Family Detached

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.