

Local Market Update for December 2020

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	14	8	- 42.9%	297	257	- 13.5%
Pending Sales	14	16	+ 14.3%	228	237	+ 3.9%
Closed Sales	14	14	0.0%	227	234	+ 3.1%
Days on Market Until Sale	33	20	- 39.4%	37	25	- 32.4%
Median Sales Price*	\$311,000	\$379,500	+ 22.0%	\$300,000	\$340,000	+ 13.3%
Average Sales Price*	\$343,171	\$415,217	+ 21.0%	\$315,391	\$348,022	+ 10.3%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	30	11	- 63.3%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--

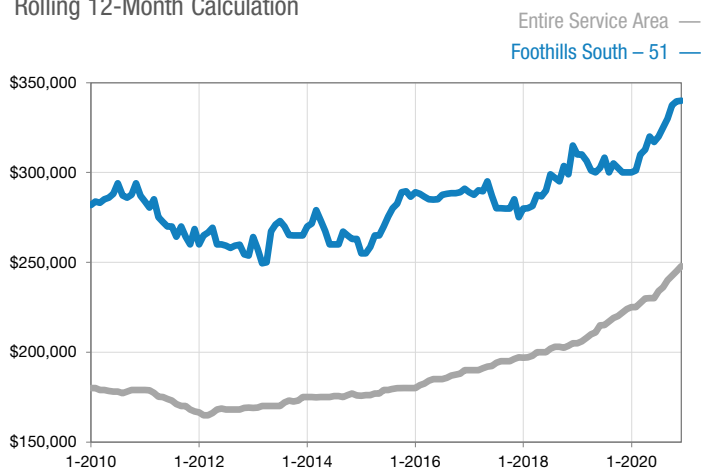
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	7	3	- 57.1%	59	69	+ 16.9%
Pending Sales	5	4	- 20.0%	47	66	+ 40.4%
Closed Sales	6	5	- 16.7%	47	65	+ 38.3%
Days on Market Until Sale	27	7	- 74.1%	24	22	- 8.3%
Median Sales Price*	\$167,250	\$255,000	+ 52.5%	\$163,000	\$200,000	+ 22.7%
Average Sales Price*	\$187,000	\$246,100	+ 31.6%	\$174,867	\$211,419	+ 20.9%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--

* 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.

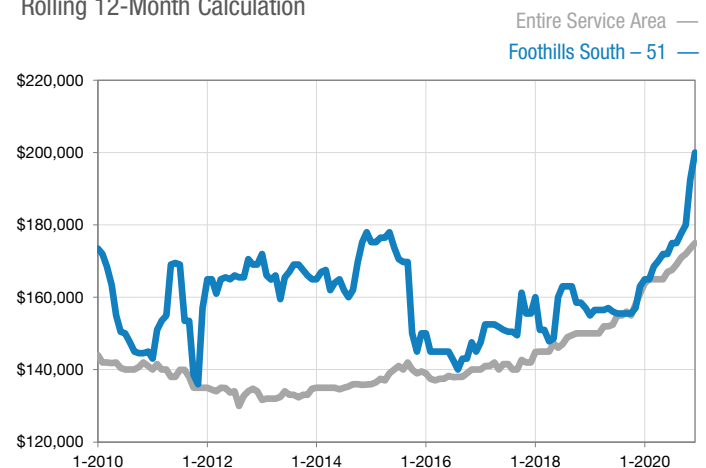
Median Sales Price - Single-Family Detached

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.