

Local Market Update for December 2020

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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	15	21	+ 40.0%	375	361	- 3.7%
Pending Sales	21	28	+ 33.3%	271	292	+ 7.7%
Closed Sales	14	24	+ 71.4%	259	292	+ 12.7%
Days on Market Until Sale	42	13	- 69.0%	43	33	- 23.3%
Median Sales Price*	\$305,950	\$232,500	- 24.0%	\$200,000	\$244,250	+ 22.1%
Average Sales Price*	\$337,557	\$286,854	- 15.0%	\$266,956	\$308,321	+ 15.5%
Percent of List Price Received*	96.4%	100.0%	+ 3.7%	97.8%	98.7%	+ 0.9%
Inventory of Homes for Sale	49	18	- 63.3%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--

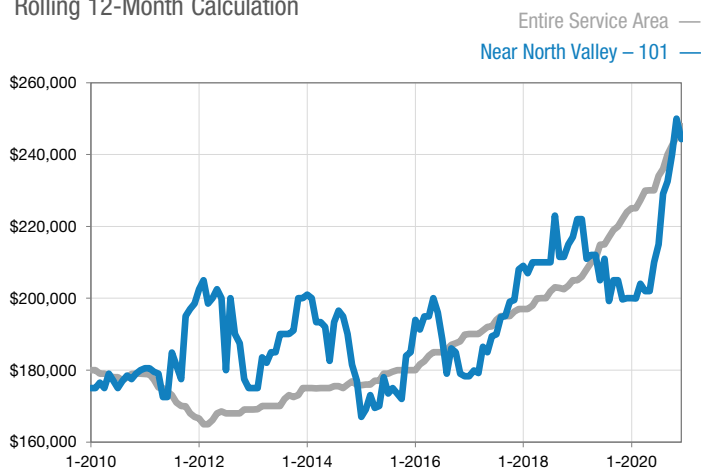
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	85	77	- 9.4%
Pending Sales	3	4	+ 33.3%	61	68	+ 11.5%
Closed Sales	7	6	- 14.3%	63	66	+ 4.8%
Days on Market Until Sale	27	28	+ 3.7%	31	24	- 22.6%
Median Sales Price*	\$175,000	\$200,500	+ 14.6%	\$175,000	\$176,500	+ 0.9%
Average Sales Price*	\$179,457	\$206,333	+ 15.0%	\$204,227	\$193,033	- 5.5%
Percent of List Price Received*	94.4%	98.0%	+ 3.8%	97.6%	98.7%	+ 1.1%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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.

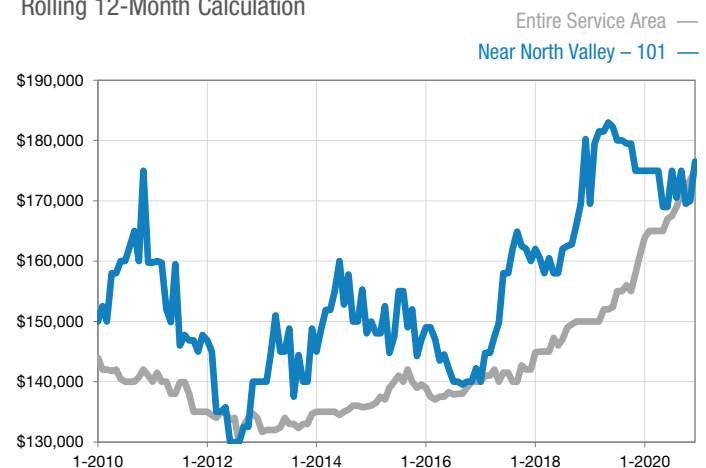
Median Sales Price - Single-Family Detached

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.