

# Local Market Update for December 2020

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

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	8	16	+ 100.0%	248	235	- 5.2%
Pending Sales	5	22	+ 340.0%	199	207	+ 4.0%
Closed Sales	12	21	+ 75.0%	203	179	- 11.8%
Days on Market Until Sale	34	23	- 32.4%	52	33	- 36.5%
Median Sales Price*	\$153,500	\$190,000	+ 23.8%	\$153,000	\$165,000	+ 7.8%
Average Sales Price*	\$162,958	\$189,910	+ 16.5%	\$158,288	\$174,039	+ 10.0%
Percent of List Price Received*	96.9%	100.0%	+ 3.2%	98.0%	99.5%	+ 1.5%
Inventory of Homes for Sale	41	12	- 70.7%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

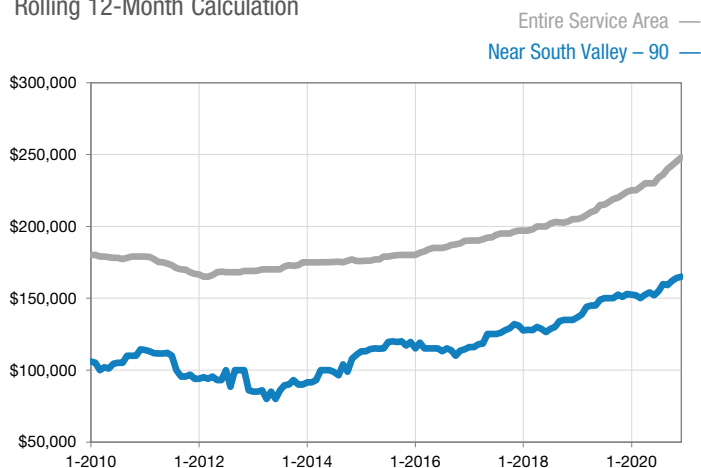
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	0	- 100.0%	6	9	+ 50.0%
Pending Sales	0	0	0.0%	5	9	+ 80.0%
Closed Sales	0	1	--	8	9	+ 12.5%
Days on Market Until Sale	--	5	--	52	20	- 61.5%
Median Sales Price*	--	\$130,000	--	\$88,000	\$110,000	+ 25.0%
Average Sales Price*	--	\$130,000	--	\$99,750	\$111,044	+ 11.3%
Percent of List Price Received*	--	100.0%	--	94.9%	95.4%	+ 0.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

\* 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.

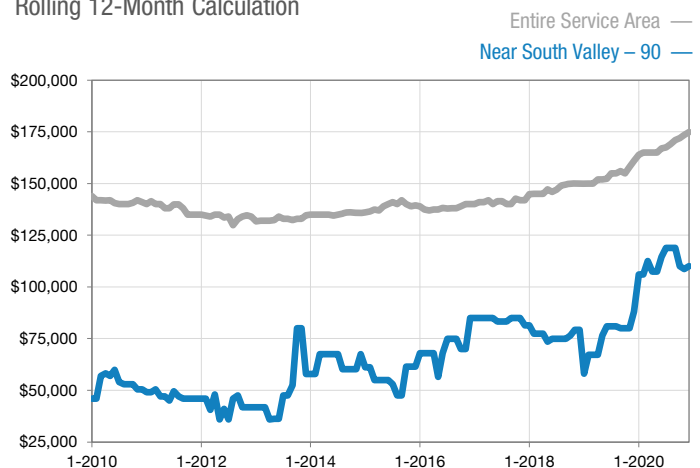
### Median Sales Price - Single-Family Detached

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.