

Local Market Update for December 2020

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	8	11	+ 37.5%	284	270	- 4.9%
Pending Sales	10	14	+ 40.0%	210	218	+ 3.8%
Closed Sales	17	19	+ 11.8%	212	212	0.0%
Days on Market Until Sale	37	50	+ 35.1%	45	38	- 15.6%
Median Sales Price*	\$258,000	\$350,500	+ 35.9%	\$299,950	\$320,000	+ 6.7%
Average Sales Price*	\$327,934	\$495,289	+ 51.0%	\$392,690	\$424,692	+ 8.1%
Percent of List Price Received*	97.8%	96.1%	- 1.7%	96.8%	97.8%	+ 1.0%
Inventory of Homes for Sale	42	25	- 40.5%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

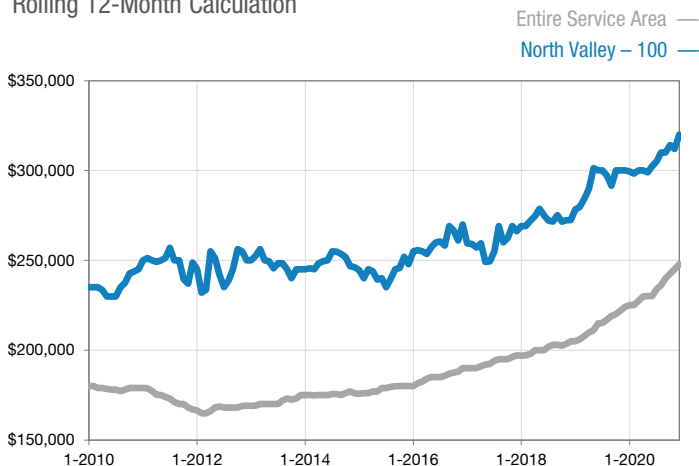
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	2	2	0.0%	33	56	+ 69.7%
Pending Sales	4	2	- 50.0%	32	51	+ 59.4%
Closed Sales	3	3	0.0%	29	52	+ 79.3%
Days on Market Until Sale	20	3	- 85.0%	23	7	- 69.6%
Median Sales Price*	\$119,000	\$174,200	+ 46.4%	\$127,000	\$158,800	+ 25.0%
Average Sales Price*	\$132,333	\$198,067	+ 49.7%	\$154,570	\$177,096	+ 14.6%
Percent of List Price Received*	100.3%	97.2%	- 3.1%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.2	--	--	--	--

* 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.

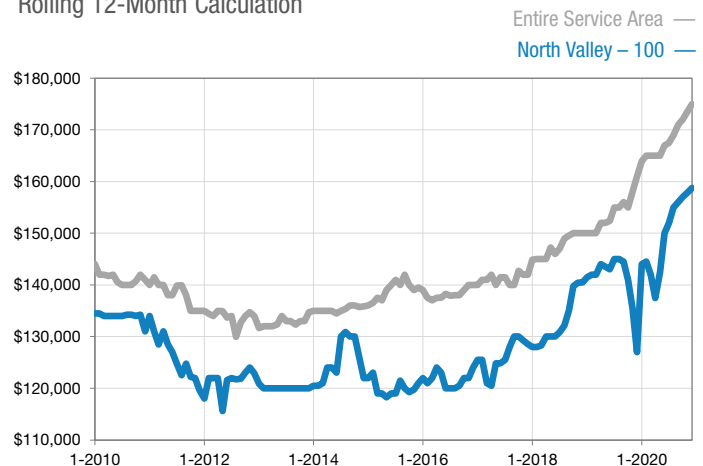
Median Sales Price - Single-Family Detached

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.