

Local Market Update for December 2020

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	40	45	+ 12.5%	1,016	1,051	+ 3.4%
Pending Sales	44	61	+ 38.6%	836	906	+ 8.4%
Closed Sales	53	89	+ 67.9%	825	885	+ 7.3%
Days on Market Until Sale	48	25	- 47.9%	43	26	- 39.5%
Median Sales Price*	\$243,500	\$315,000	+ 29.4%	\$250,000	\$280,000	+ 12.0%
Average Sales Price*	\$289,074	\$348,462	+ 20.5%	\$282,533	\$308,718	+ 9.3%
Percent of List Price Received*	98.2%	99.9%	+ 1.7%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	110	47	- 57.3%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--

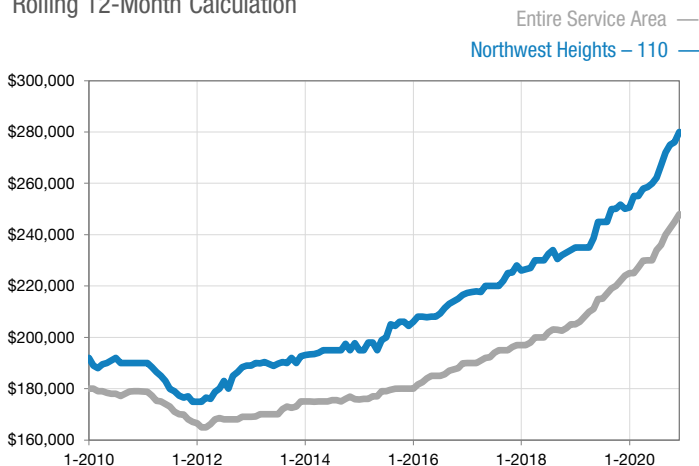
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	66	61	- 7.6%
Pending Sales	2	3	+ 50.0%	52	57	+ 9.6%
Closed Sales	2	8	+ 300.0%	50	56	+ 12.0%
Days on Market Until Sale	19	27	+ 42.1%	37	22	- 40.5%
Median Sales Price*	\$252,500	\$270,000	+ 6.9%	\$173,500	\$182,500	+ 5.2%
Average Sales Price*	\$252,500	\$266,436	+ 5.5%	\$210,361	\$228,524	+ 8.6%
Percent of List Price Received*	94.9%	98.8%	+ 4.1%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--

* 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.

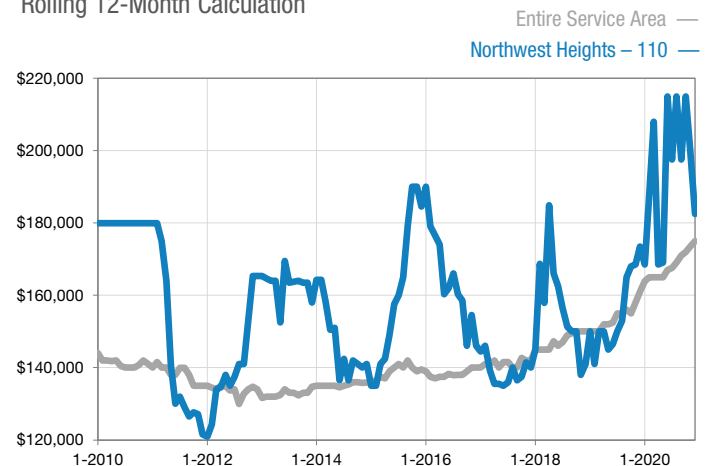
Median Sales Price - Single-Family Detached

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.