Local Market Update for December 2020

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

gaar

Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached

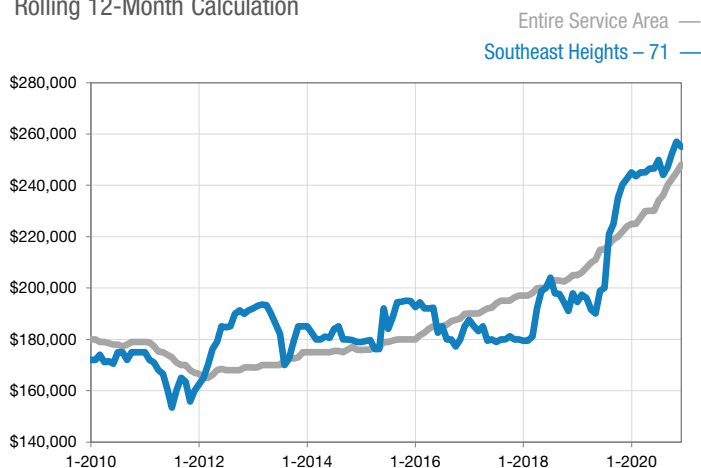| Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	13	21	+ 61.5%	325	348	+ 7.1%
Pending Sales	15	23	+ 53.3%	264	305	+ 15.5%
Closed Sales	32	31	- 3.1%	268	288	+ 7.5%
Days on Market Until Sale	52	16	- 69.2%	38	26	- 31.6%
Median Sales Price*	$276,995	$247,000	- 10.8%	$242,500	$255,000	+ 5.2%
Average Sales Price*	$272,647	$255,951	- 6.1%	$235,103	$250,211	+ 6.4%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	5	2	- 60.0%	72	87	+ 20.8%
Pending Sales	3	2	- 33.3%	64	92	+ 43.8%
Closed Sales	9	6	- 33.3%	63	92	+ 46.0%
Days on Market Until Sale	47	20	- 57.4%	114	56	- 50.9%
Median Sales Price*	$168,000	$184,450	+ 9.8%	$172,000	$191,500	+ 11.3%
Average Sales Price*	$165,189	$189,482	+ 14.7%	$164,665	$190,273	+ 15.6%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.0%	99.0%	+ 1.0%
Inventory of Homes for Sale	22	1	- 95.5%	--	--	--
Months Supply of Inventory	4.1	0.1	- 97.6%	--	--	--

* 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.
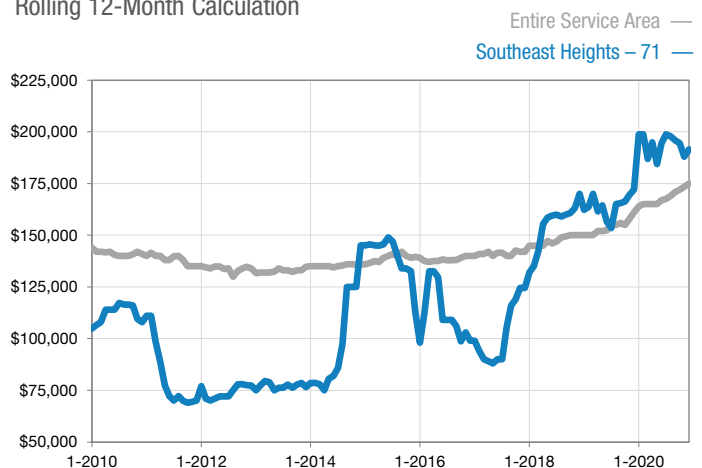
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Southeast Heights – 71 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Southeast Heights – 71 —

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.

Current as of January 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.