

Local Market Update for December 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	40	53	+ 32.5%	966	949	- 1.8%
Pending Sales	42	62	+ 47.6%	880	911	+ 3.5%
Closed Sales	67	86	+ 28.4%	890	883	- 0.8%
Days on Market Until Sale	31	10	- 67.7%	27	17	- 37.0%
Median Sales Price*	\$163,000	\$197,500	+ 21.2%	\$160,000	\$182,000	+ 13.8%
Average Sales Price*	\$167,715	\$202,153	+ 20.5%	\$163,950	\$184,879	+ 12.8%
Percent of List Price Received*	98.0%	100.5%	+ 2.6%	99.3%	100.2%	+ 0.9%
Inventory of Homes for Sale	93	26	- 72.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

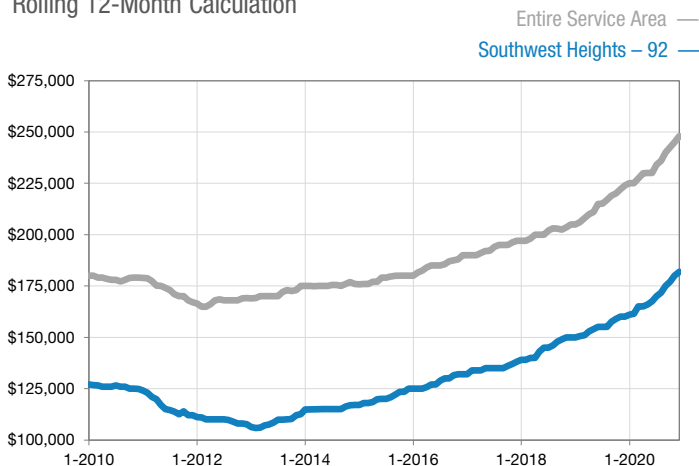
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	1	--	32	28	- 12.5%
Pending Sales	2	1	- 50.0%	29	29	0.0%
Closed Sales	1	3	+ 200.0%	25	29	+ 16.0%
Days on Market Until Sale	313	14	- 95.5%	72	42	- 41.7%
Median Sales Price*	\$189,900	\$175,000	- 7.8%	\$130,000	\$140,000	+ 7.7%
Average Sales Price*	\$189,900	\$165,633	- 12.8%	\$135,092	\$139,107	+ 3.0%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	--	--	--	--	--

* 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.

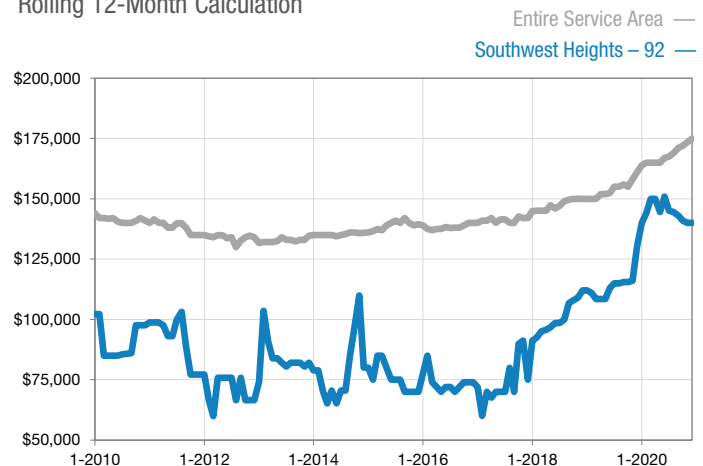
Median Sales Price - Single-Family Detached

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.