

Local Market Update for December 2020

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	17	18	+ 5.9%	366	360	- 1.6%
Pending Sales	16	26	+ 62.5%	245	287	+ 17.1%
Closed Sales	17	18	+ 5.9%	244	275	+ 12.7%
Days on Market Until Sale	44	19	- 56.8%	51	37	- 27.5%
Median Sales Price*	\$287,000	\$296,000	+ 3.1%	\$275,000	\$315,000	+ 14.5%
Average Sales Price*	\$309,989	\$340,363	+ 9.8%	\$305,438	\$344,736	+ 12.9%
Percent of List Price Received*	96.5%	99.4%	+ 3.0%	96.7%	98.0%	+ 1.3%
Inventory of Homes for Sale	63	22	- 65.1%	--	--	--
Months Supply of Inventory	3.1	0.9	- 71.0%	--	--	--

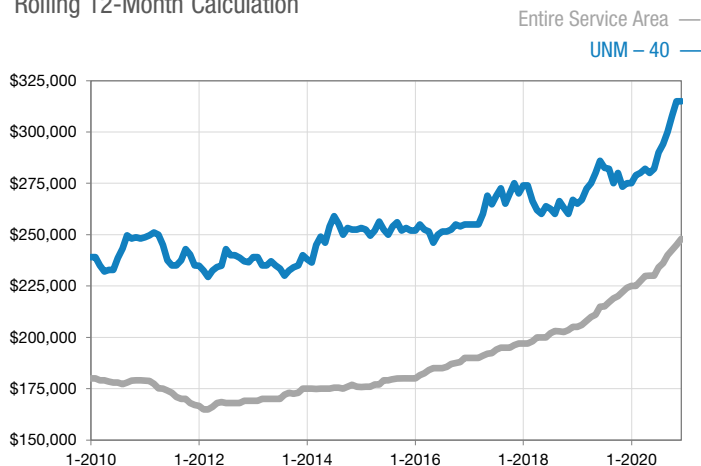
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	3	--	27	21	- 22.2%
Pending Sales	0	0	0.0%	17	11	- 35.3%
Closed Sales	1	2	+ 100.0%	16	12	- 25.0%
Days on Market Until Sale	20	21	+ 5.0%	65	74	+ 13.8%
Median Sales Price*	\$210,000	\$153,250	- 27.0%	\$202,250	\$199,650	- 1.3%
Average Sales Price*	\$210,000	\$153,250	- 27.0%	\$212,275	\$229,442	+ 8.1%
Percent of List Price Received*	100.0%	94.0%	- 6.0%	97.4%	97.7%	+ 0.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 68.4%	--	--	--

* 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.

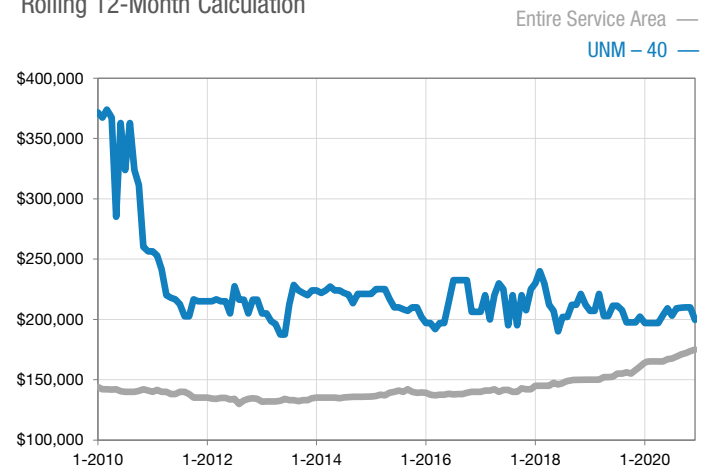
Median Sales Price - Single-Family Detached

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.