

# Local Market Update for December 2020

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



## UNM South – 42

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

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	15	16	+ 6.7%	321	345	+ 7.5%
Pending Sales	15	24	+ 60.0%	219	249	+ 13.7%
Closed Sales	12	20	+ 66.7%	219	239	+ 9.1%
Days on Market Until Sale	26	23	- 11.5%	36	28	- 22.2%
Median Sales Price*	\$260,000	<b>\$249,500</b>	- 4.0%	\$239,900	<b>\$255,000</b>	+ 6.3%
Average Sales Price*	\$236,897	<b>\$285,250</b>	+ 20.4%	\$260,639	<b>\$276,405</b>	+ 6.0%
Percent of List Price Received*	104.3%	<b>98.9%</b>	- 5.2%	98.2%	<b>98.3%</b>	+ 0.1%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

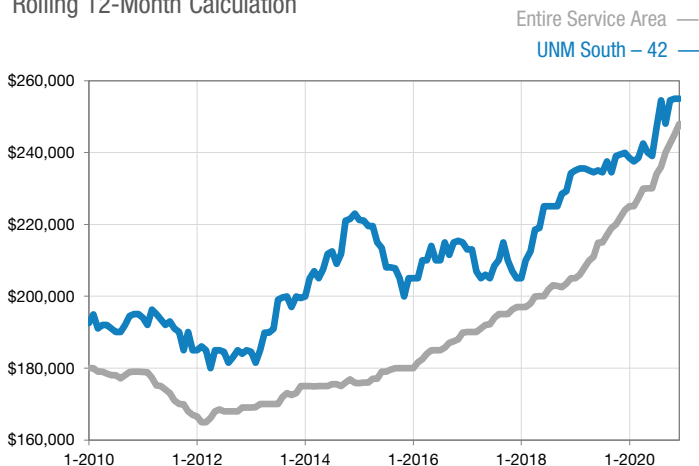
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	51	58	+ 13.7%
Pending Sales	3	5	+ 66.7%	29	41	+ 41.4%
Closed Sales	0	4	--	28	39	+ 39.3%
Days on Market Until Sale	--	16	--	59	33	- 44.1%
Median Sales Price*	--	<b>\$87,500</b>	--	\$219,000	<b>\$69,900</b>	- 68.1%
Average Sales Price*	--	<b>\$140,750</b>	--	\$209,678	<b>\$142,143</b>	- 32.2%
Percent of List Price Received*	--	<b>93.6%</b>	--	95.4%	<b>98.4%</b>	+ 3.1%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--

\* 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.

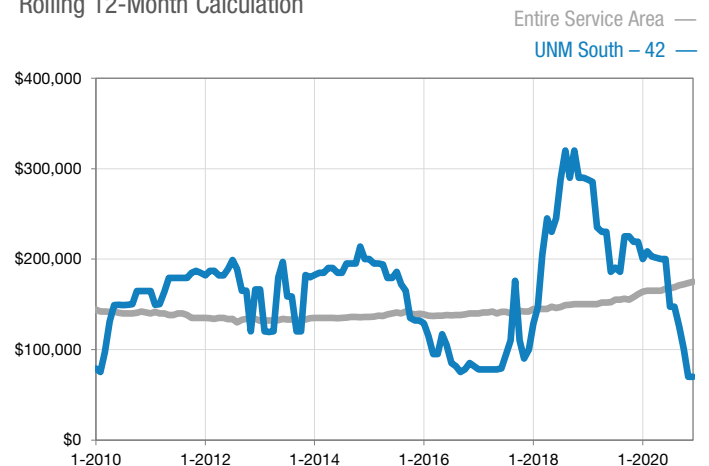
### Median Sales Price - Single-Family Detached

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.