

Local Market Update for December 2020

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	21	25	+ 19.0%	509	443	- 13.0%
Pending Sales	21	29	+ 38.1%	401	410	+ 2.2%
Closed Sales	40	29	- 27.5%	401	407	+ 1.5%
Days on Market Until Sale	29	16	- 44.8%	30	21	- 30.0%
Median Sales Price*	\$182,000	\$217,500	+ 19.5%	\$184,900	\$205,000	+ 10.9%
Average Sales Price*	\$198,060	\$229,743	+ 16.0%	\$198,522	\$213,467	+ 7.5%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	51	20	- 60.8%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

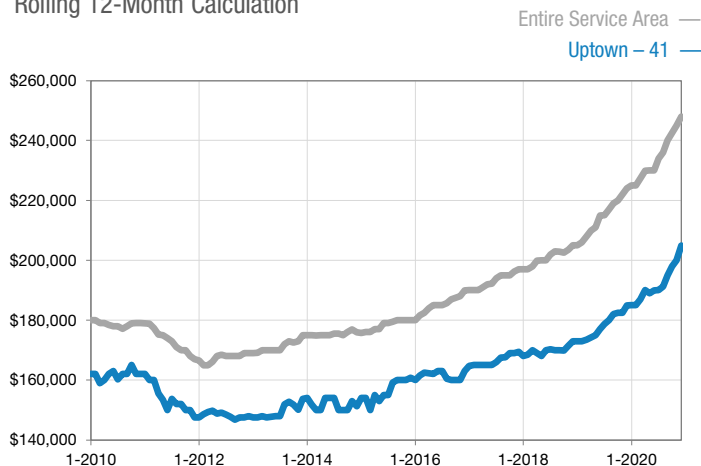
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	83	60	- 27.7%
Pending Sales	4	7	+ 75.0%	70	62	- 11.4%
Closed Sales	2	3	+ 50.0%	69	61	- 11.6%
Days on Market Until Sale	94	16	- 83.0%	37	34	- 8.1%
Median Sales Price*	\$92,000	\$174,000	+ 89.1%	\$95,000	\$98,500	+ 3.7%
Average Sales Price*	\$92,000	\$160,599	+ 74.6%	\$97,962	\$121,496	+ 24.0%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	97.1%	96.4%	- 0.7%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--

* 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.

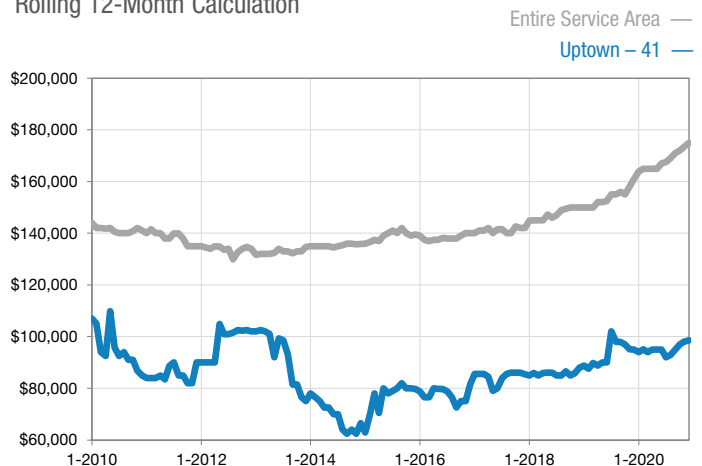
Median Sales Price - Single-Family Detached

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.