

Local Market Update for December 2020

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	6	10	+ 66.7%	130	119	- 8.5%
Pending Sales	6	10	+ 66.7%	106	98	- 7.5%
Closed Sales	9	13	+ 44.4%	105	91	- 13.3%
Days on Market Until Sale	66	12	- 81.8%	39	28	- 28.2%
Median Sales Price*	\$200,000	\$194,000	- 3.0%	\$194,000	\$225,000	+ 16.0%
Average Sales Price*	\$218,783	\$292,423	+ 33.7%	\$226,922	\$278,088	+ 22.5%
Percent of List Price Received*	93.2%	100.3%	+ 7.6%	96.6%	98.8%	+ 2.3%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--

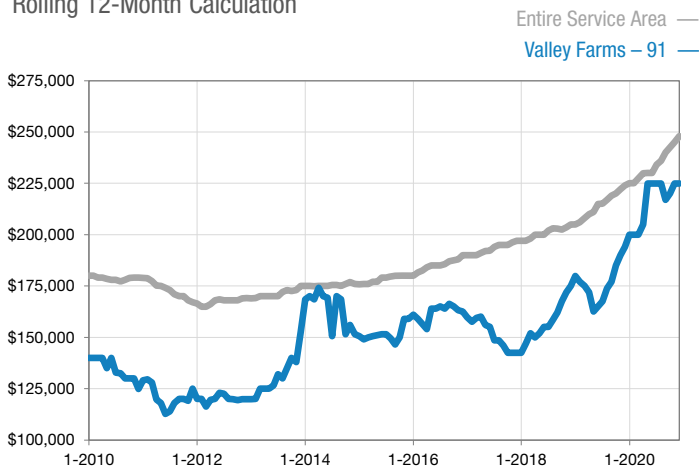
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

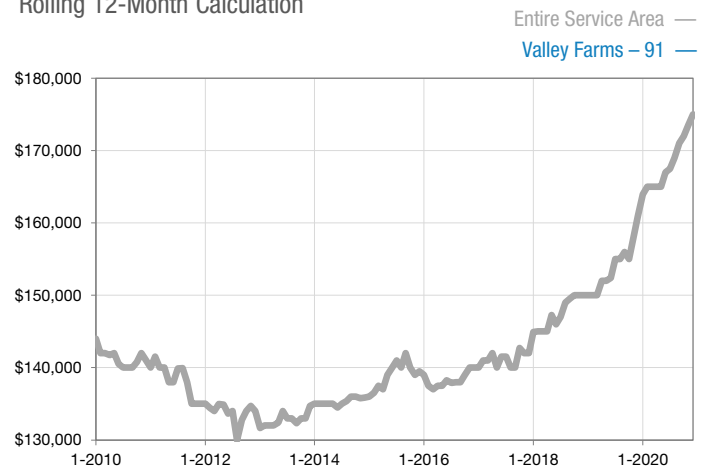
Median Sales Price - Single-Family Detached

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.