

Local Market Update for December 2020

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (GRA 027), East of Manzano Mountains

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	1	--	8	10	+ 25.0%
Pending Sales	0	1	--	3	7	+ 133.3%
Closed Sales	0	1	--	2	5	+ 150.0%
Days on Market Until Sale	--	105	--	110	68	- 38.2%
Median Sales Price*	--	\$435,000	--	\$240,000	\$185,000	- 22.9%
Average Sales Price*	--	\$435,000	--	\$240,000	\$213,760	- 10.9%
Percent of List Price Received*	--	87.9%	--	97.2%	93.9%	- 3.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	5.0	4.3	- 14.0%	--	--	--

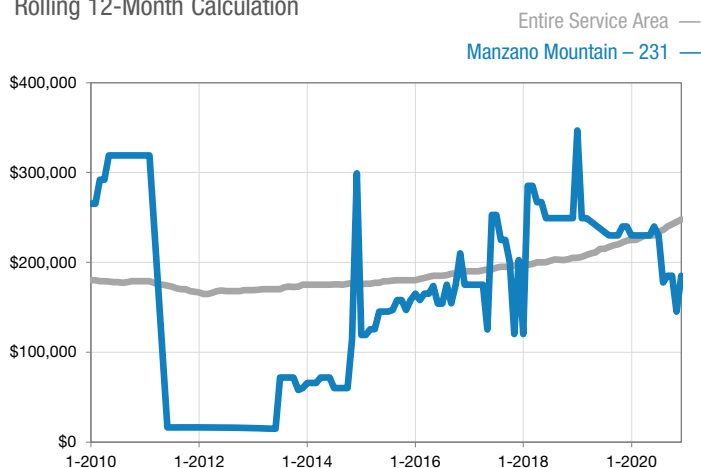
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	8	--
Median Sales Price*	--	--	--	--	\$240,000	--
Average Sales Price*	--	--	--	--	\$240,000	--
Percent of List Price Received*	--	--	--	--	94.1%	--
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.