Local Market Update for December 2020

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

gaar

South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached

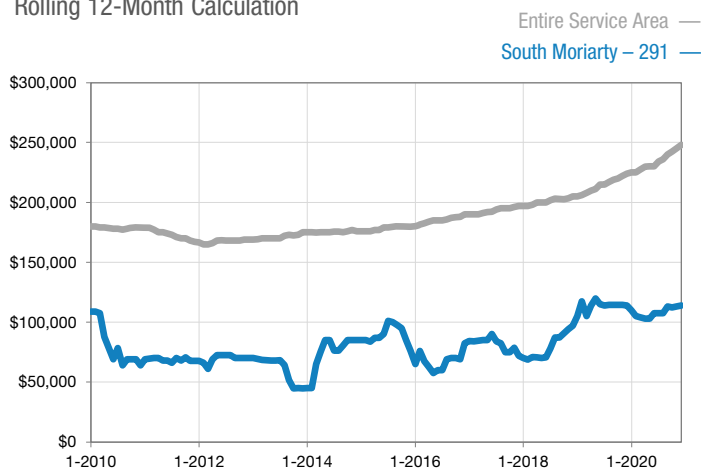| Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	4	5	+ 25.0%	30	28	- 6.7%
Pending Sales	2	7	+ 250.0%	26	24	- 7.7%
Closed Sales	2	1	- 50.0%	27	18	- 33.3%
Days on Market Until Sale	30	4	- 86.7%	52	27	- 48.1%
Median Sales Price*	$109,500	$137,000	+ 25.1%	$114,000	$114,001	+ 0.0%
Average Sales Price*	$109,500	$137,000	+ 25.1%	$123,011	$109,867	- 10.7%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--

* 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

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
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.
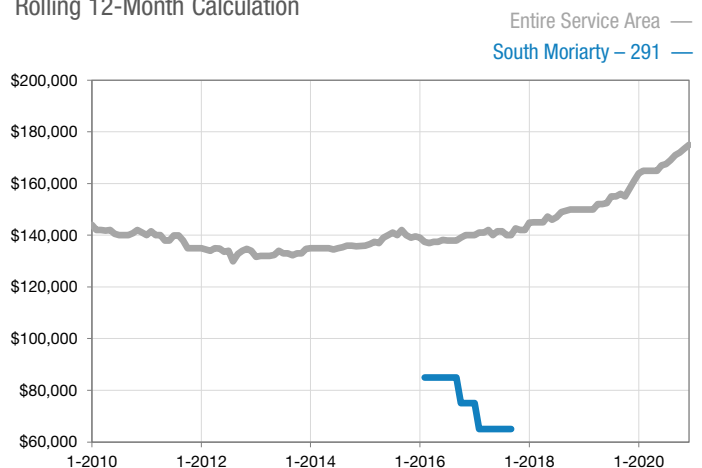
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Moriarty – 291 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
South Moriarty – 291 —

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.