Local Market Update for December 2020

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

gaar

Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached

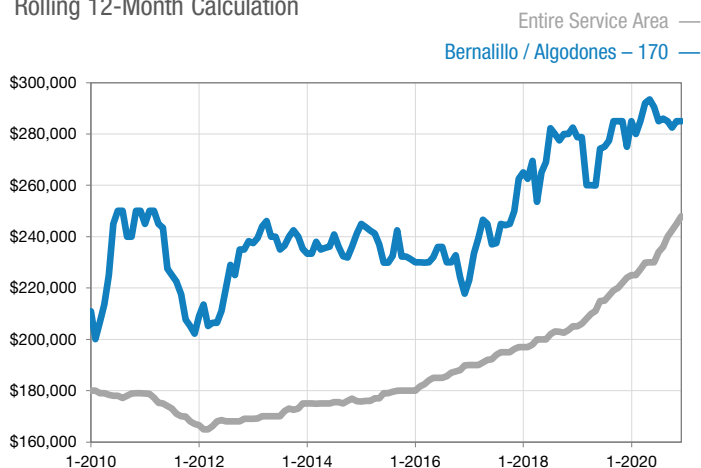| Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	7	4	- 42.9%	168	127	- 24.4%
Pending Sales	4	8	+ 100.0%	124	110	- 11.3%
Closed Sales	12	7	- 41.7%	124	106	- 14.5%
Days on Market Until Sale	52	6	- 88.5%	56	44	- 21.4%
Median Sales Price*	$251,950	$330,000	+ 31.0%	$275,000	$285,000	+ 3.6%
Average Sales Price*	$281,936	$487,153	+ 72.8%	$279,579	$305,663	+ 9.3%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	3.0	1.5	- 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%	8	8	0.0%
Pending Sales	0	0	0.0%	8	8	0.0%
Closed Sales	1	3	+ 200.0%	8	8	0.0%
Days on Market Until Sale	3	2	- 33.3%	25	5	- 80.0%
Median Sales Price*	$135,000	$116,500	- 13.7%	$93,500	$107,000	+ 14.4%
Average Sales Price*	$135,000	$112,167	- 16.9%	$99,863	$103,488	+ 3.6%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	96.5%	100.8%	+ 4.5%
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.
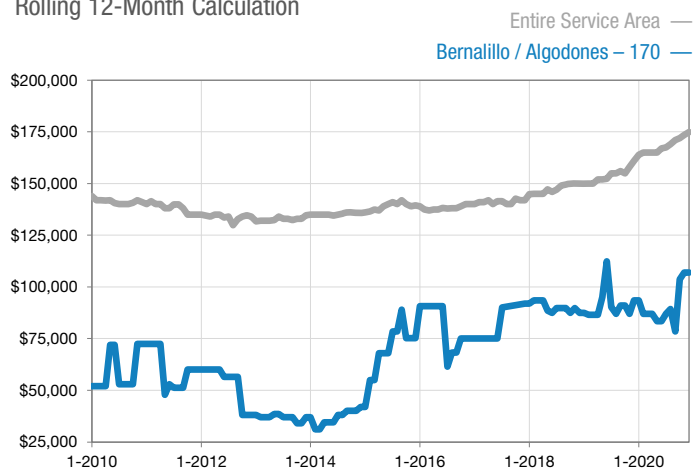
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Bernalillo / Algodones – 170 —

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

Entire Service Area —
Bernalillo / Algodones – 170 —

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.