

Local Market Update for December 2020

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	95	97	+ 2.1%
Pending Sales	1	2	+ 100.0%	53	88	+ 66.0%
Closed Sales	7	10	+ 42.9%	55	79	+ 43.6%
Days on Market Until Sale	67	19	- 71.6%	75	55	- 26.7%
Median Sales Price*	\$249,900	\$381,360	+ 52.6%	\$280,000	\$280,000	0.0%
Average Sales Price*	\$283,824	\$361,747	+ 27.5%	\$285,182	\$291,676	+ 2.3%
Percent of List Price Received*	99.1%	100.6%	+ 1.5%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	5.2	0.7	- 86.5%	--	--	--

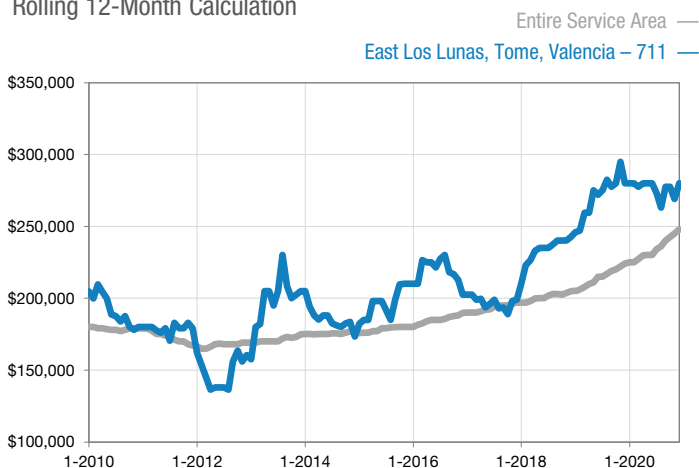
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	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.

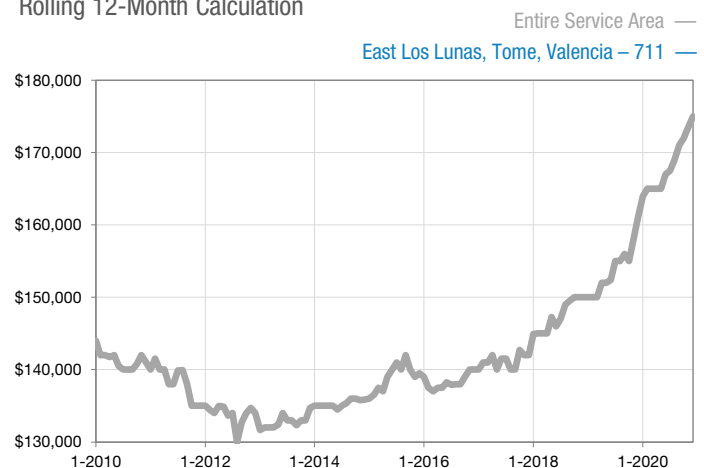
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.