

Local Market Update for December 2020

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	72	64	- 11.1%
Pending Sales	1	5	+ 400.0%	37	61	+ 64.9%
Closed Sales	3	9	+ 200.0%	39	59	+ 51.3%
Days on Market Until Sale	108	68	- 37.0%	83	81	- 2.4%
Median Sales Price*	\$369,504	\$350,000	- 5.3%	\$240,000	\$220,580	- 8.1%
Average Sales Price*	\$409,801	\$343,595	- 16.2%	\$251,514	\$249,954	- 0.6%
Percent of List Price Received*	98.4%	96.9%	- 1.5%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	7.4	2.0	- 73.0%	--	--	--

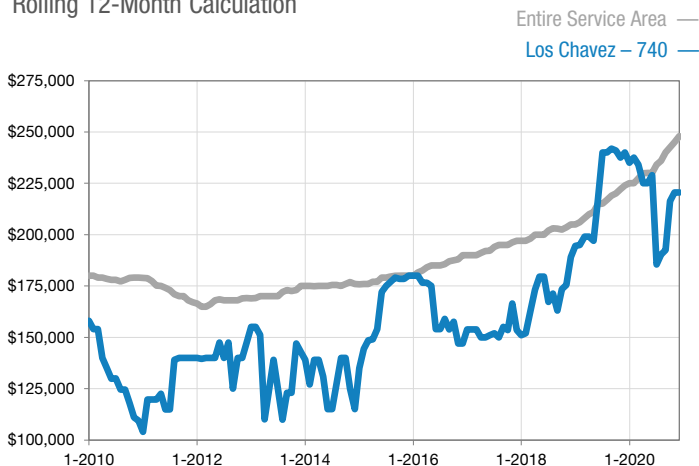
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	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.

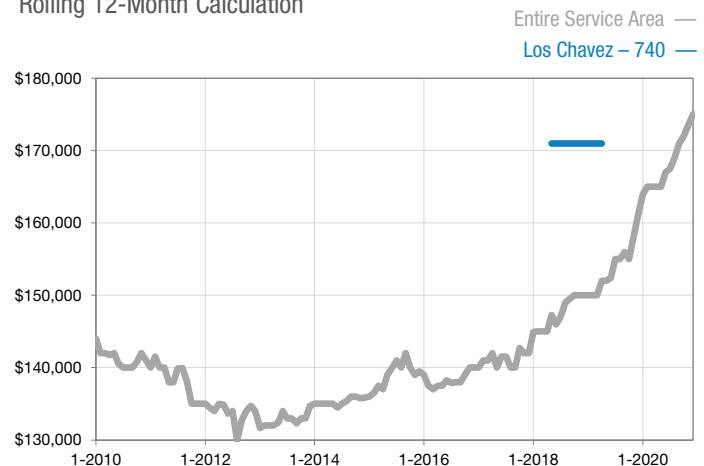
Median Sales Price - Single-Family Detached

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.