

Local Market Update for December 2020

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



87112

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	40	40	0.0%	797	759	- 4.8%
Pending Sales	30	49	+ 63.3%	636	701	+ 10.2%
Closed Sales	48	40	- 16.7%	648	678	+ 4.6%
Days on Market Until Sale	36	13	- 63.9%	33	20	- 39.4%
Median Sales Price*	\$194,700	\$235,000	+ 20.7%	\$191,000	\$218,000	+ 14.1%
Average Sales Price*	\$212,318	\$250,173	+ 17.8%	\$213,616	\$237,186	+ 11.0%
Percent of List Price Received*	98.0%	99.1%	+ 1.1%	98.7%	99.5%	+ 0.8%
Inventory of Homes for Sale	79	43	- 45.6%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

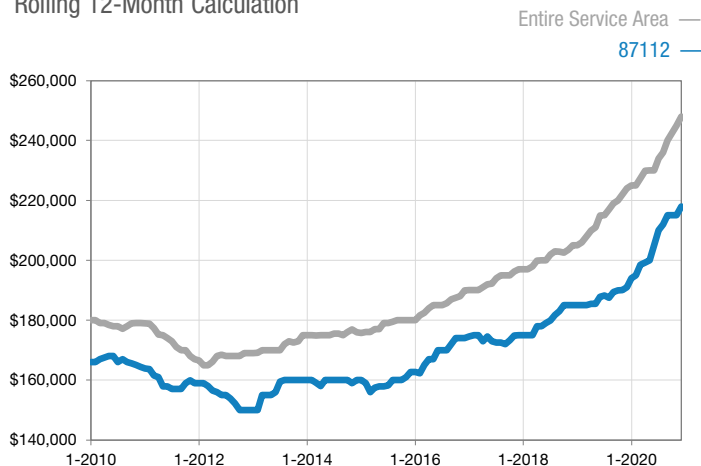
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	7	7	0.0%	97	110	+ 13.4%
Pending Sales	6	7	+ 16.7%	69	105	+ 52.2%
Closed Sales	8	9	+ 12.5%	70	101	+ 44.3%
Days on Market Until Sale	32	16	- 50.0%	30	24	- 20.0%
Median Sales Price*	\$167,250	\$210,000	+ 25.6%	\$155,750	\$175,000	+ 12.4%
Average Sales Price*	\$168,375	\$212,500	+ 26.2%	\$160,818	\$176,675	+ 9.9%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	21	4	- 81.0%	--	--	--
Months Supply of Inventory	3.7	0.5	- 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.

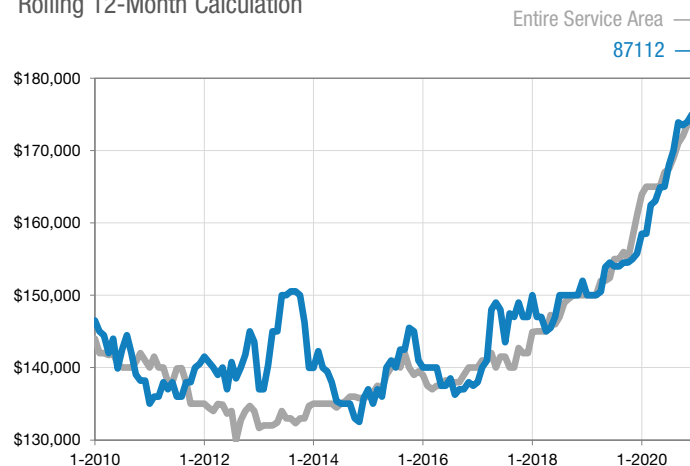
Median Sales Price - Single-Family Detached

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.