

# Local Market Update for December 2020

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



## 87048

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	9	10	+ 11.1%	241	188	- 22.0%
Pending Sales	9	10	+ 11.1%	152	149	- 2.0%
Closed Sales	9	11	+ 22.2%	159	142	- 10.7%
Days on Market Until Sale	57	29	- 49.1%	59	56	- 5.1%
Median Sales Price*	\$525,000	\$550,000	+ 4.8%	\$480,000	\$545,000	+ 13.5%
Average Sales Price*	\$518,667	\$624,752	+ 20.5%	\$518,420	\$581,679	+ 12.2%
Percent of List Price Received*	97.9%	96.6%	- 1.3%	98.1%	97.5%	- 0.6%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--

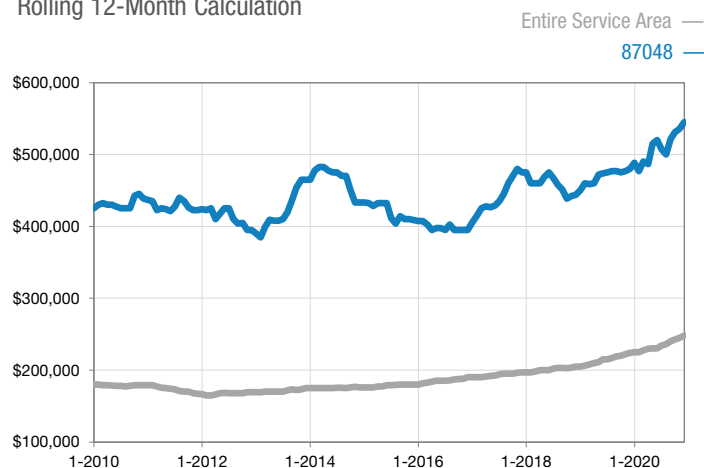
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	0	2	--	8	7	- 12.5%
Pending Sales	0	2	--	7	7	0.0%
Closed Sales	1	0	- 100.0%	9	5	- 44.4%
Days on Market Until Sale	0	--	--	16	3	- 81.3%
Median Sales Price*	\$207,500	--	--	\$222,000	\$300,000	+ 35.1%
Average Sales Price*	\$207,500	--	--	\$243,211	\$291,646	+ 19.9%
Percent of List Price Received*	98.8%	--	--	98.1%	102.3%	+ 4.3%
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.

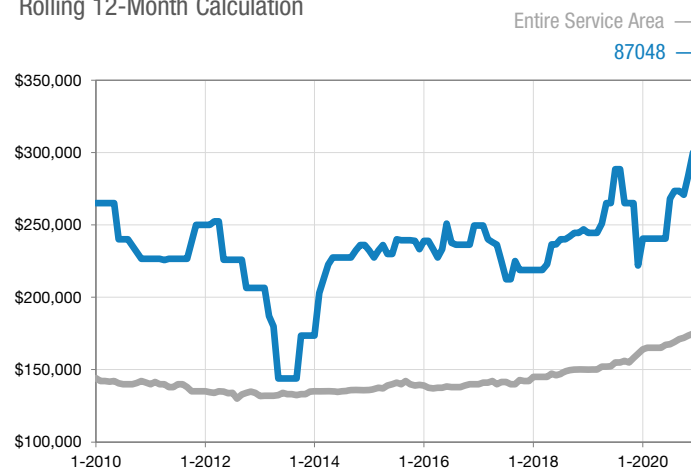
### Median Sales Price - Single-Family Detached

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.