

# Local Market Update for December 2020

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



## 87111

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	49	46	- 6.1%	1,024	953	- 6.9%
Pending Sales	55	53	- 3.6%	753	874	+ 16.1%
Closed Sales	60	77	+ 28.3%	720	863	+ 19.9%
Days on Market Until Sale	40	16	- 60.0%	38	26	- 31.6%
Median Sales Price*	\$320,000	\$325,000	+ 1.6%	\$305,000	\$322,000	+ 5.6%
Average Sales Price*	\$374,127	\$393,319	+ 5.1%	\$361,759	\$378,621	+ 4.7%
Percent of List Price Received*	97.2%	99.6%	+ 2.5%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	122	46	- 62.3%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

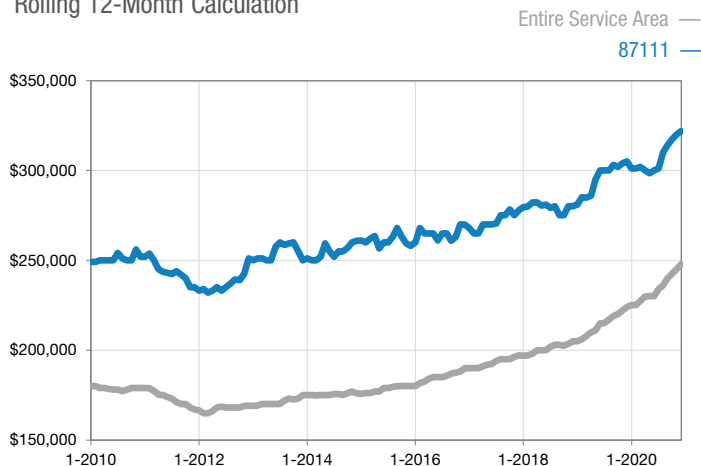
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	8	16	+ 100.0%	245	225	- 8.2%
Pending Sales	11	18	+ 63.6%	210	194	- 7.6%
Closed Sales	15	20	+ 33.3%	199	187	- 6.0%
Days on Market Until Sale	49	12	- 75.5%	32	26	- 18.8%
Median Sales Price*	\$224,000	\$277,450	+ 23.9%	\$197,000	\$210,500	+ 6.9%
Average Sales Price*	\$224,733	\$240,007	+ 6.8%	\$207,210	\$220,066	+ 6.2%
Percent of List Price Received*	97.1%	99.9%	+ 2.9%	98.0%	99.0%	+ 1.0%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

\* 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.

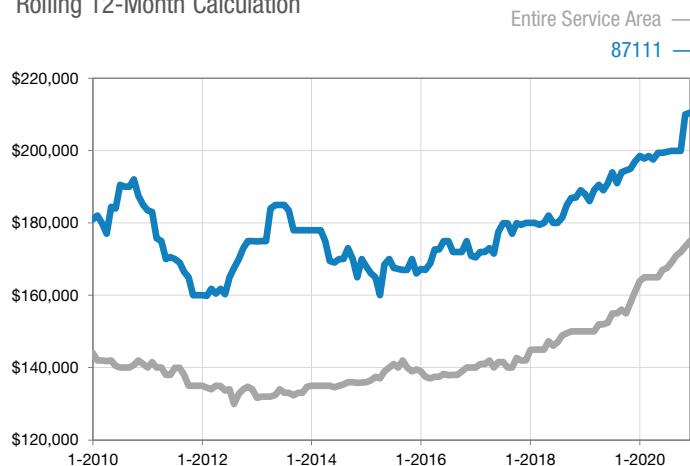
### Median Sales Price - Single-Family Detached

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.