

Local Market Update for December 2020

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



87114

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	63	80	+ 27.0%	1,642	1,452	- 11.6%
Pending Sales	72	96	+ 33.3%	1,327	1,348	+ 1.6%
Closed Sales	98	118	+ 20.4%	1,332	1,300	- 2.4%
Days on Market Until Sale	31	19	- 38.7%	34	20	- 41.2%
Median Sales Price*	\$225,000	\$278,500	+ 23.8%	\$227,000	\$255,000	+ 12.3%
Average Sales Price*	\$238,887	\$314,697	+ 31.7%	\$247,508	\$281,397	+ 13.7%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	159	45	- 71.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

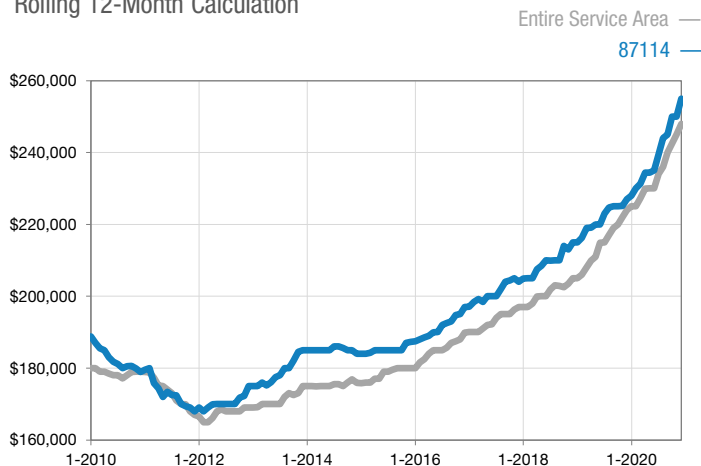
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	2	3	+ 50.0%	49	51	+ 4.1%
Pending Sales	1	3	+ 200.0%	39	47	+ 20.5%
Closed Sales	3	4	+ 33.3%	41	42	+ 2.4%
Days on Market Until Sale	161	6	- 96.3%	35	10	- 71.4%
Median Sales Price*	\$118,000	\$150,700	+ 27.7%	\$125,000	\$136,500	+ 9.2%
Average Sales Price*	\$148,333	\$180,600	+ 21.8%	\$149,268	\$159,927	+ 7.1%
Percent of List Price Received*	93.6%	98.6%	+ 5.3%	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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.

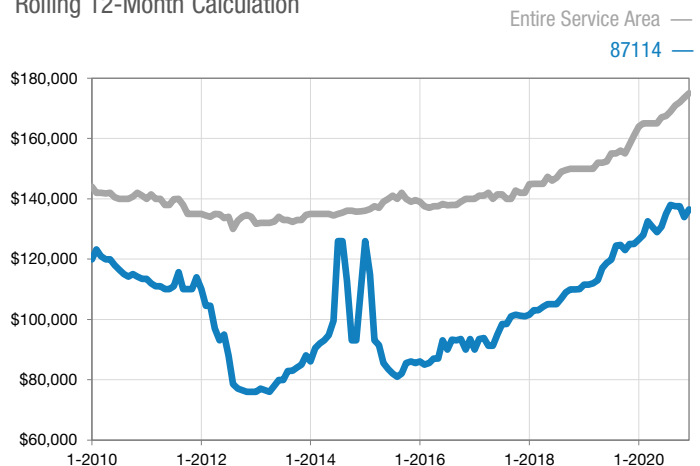
Median Sales Price - Single-Family Detached

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.