

Local Market Update for December 2020

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



87108

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	21	19	- 9.5%	402	426	+ 6.0%
Pending Sales	17	24	+ 41.2%	286	347	+ 21.3%
Closed Sales	17	32	+ 88.2%	299	332	+ 11.0%
Days on Market Until Sale	21	16	- 23.8%	39	28	- 28.2%
Median Sales Price*	\$159,900	\$181,450	+ 13.5%	\$180,000	\$193,750	+ 7.6%
Average Sales Price*	\$193,929	\$201,835	+ 4.1%	\$208,989	\$221,905	+ 6.2%
Percent of List Price Received*	96.8%	98.6%	+ 1.9%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	49	29	- 40.8%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

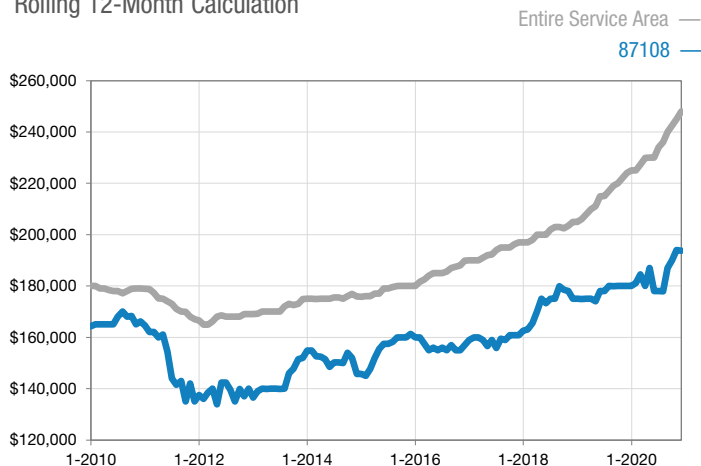
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	3	6	+ 100.0%	47	61	+ 29.8%
Pending Sales	1	4	+ 300.0%	31	39	+ 25.8%
Closed Sales	2	4	+ 100.0%	34	36	+ 5.9%
Days on Market Until Sale	34	18	- 47.1%	61	27	- 55.7%
Median Sales Price*	\$132,000	\$194,500	+ 47.3%	\$119,500	\$129,500	+ 8.4%
Average Sales Price*	\$132,000	\$209,750	+ 58.9%	\$163,188	\$156,661	- 4.0%
Percent of List Price Received*	98.1%	95.9%	- 2.2%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

* 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.

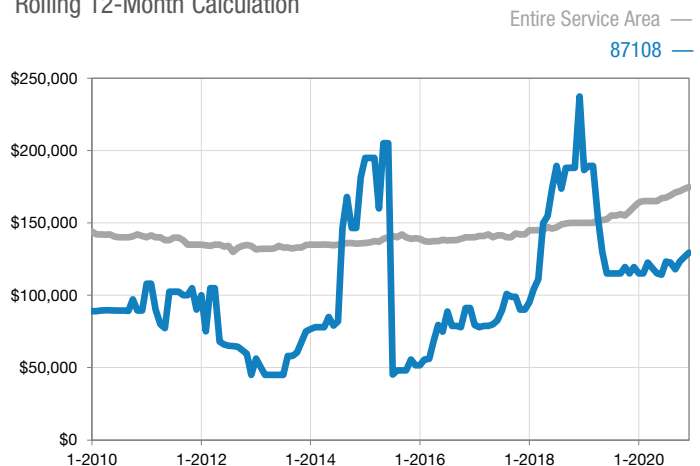
Median Sales Price - Single-Family Detached

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.