

# Local Market Update for December 2020

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



## 87105

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	27	28	+ 3.7%	474	494	+ 4.2%
Pending Sales	18	40	+ 122.2%	371	425	+ 14.6%
Closed Sales	28	41	+ 46.4%	372	377	+ 1.3%
Days on Market Until Sale	49	12	- 75.5%	44	28	- 36.4%
Median Sales Price*	\$173,000	\$195,000	+ 12.7%	\$160,250	\$184,900	+ 15.4%
Average Sales Price*	\$195,529	\$239,639	+ 22.6%	\$181,496	\$213,695	+ 17.7%
Percent of List Price Received*	96.0%	101.1%	+ 5.3%	97.5%	99.1%	+ 1.6%
Inventory of Homes for Sale	81	33	- 59.3%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--

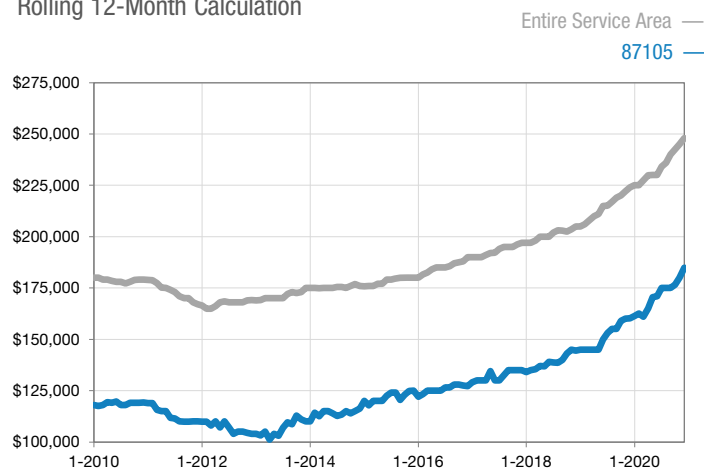
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	1	2	+ 100.0%	12	21	+ 75.0%
Pending Sales	0	2	--	10	20	+ 100.0%
Closed Sales	2	1	- 50.0%	13	18	+ 38.5%
Days on Market Until Sale	60	5	- 91.7%	48	15	- 68.8%
Median Sales Price*	\$122,000	\$130,000	+ 6.6%	\$96,000	\$130,000	+ 35.4%
Average Sales Price*	\$122,000	\$130,000	+ 6.6%	\$118,483	\$128,928	+ 8.8%
Percent of List Price Received*	91.2%	100.0%	+ 9.6%	93.2%	98.3%	+ 5.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

\* 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.

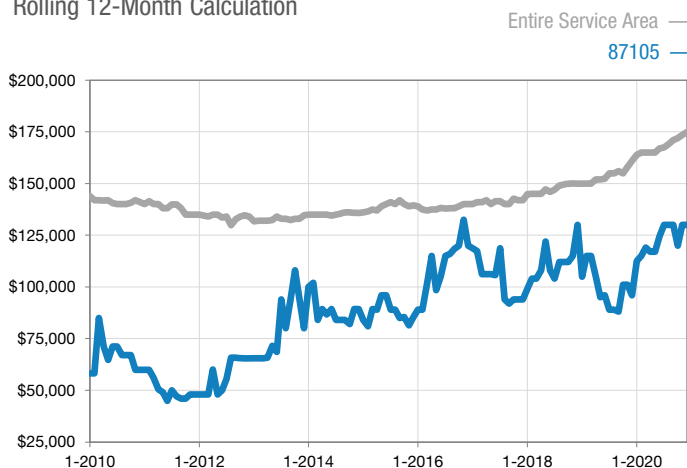
### Median Sales Price - Single-Family Detached

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.