

# Local Market Update for December 2020

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



## 87031

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	35	37	+ 5.7%	654	649	- 0.8%
Pending Sales	25	41	+ 64.0%	506	609	+ 20.4%
Closed Sales	44	57	+ 29.5%	513	574	+ 11.9%
Days on Market Until Sale	52	32	- 38.5%	66	41	- 37.9%
Median Sales Price*	\$173,500	\$250,000	+ 44.1%	\$185,000	\$220,000	+ 18.9%
Average Sales Price*	\$201,724	\$274,594	+ 36.1%	\$202,975	\$234,034	+ 15.3%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	125	46	- 63.2%	--	--	--
Months Supply of Inventory	3.0	0.9	- 70.0%	--	--	--

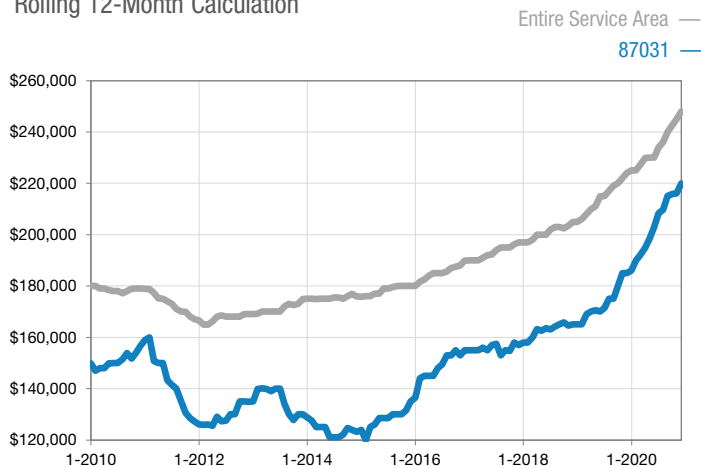
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	3	0	- 100.0%	37	19	- 48.6%
Pending Sales	2	0	- 100.0%	31	21	- 32.3%
Closed Sales	2	2	0.0%	28	22	- 21.4%
Days on Market Until Sale	126	9	- 92.9%	44	27	- 38.6%
Median Sales Price*	\$149,500	\$117,500	- 21.4%	\$135,250	\$146,060	+ 8.0%
Average Sales Price*	\$149,500	\$117,500	- 21.4%	\$137,163	\$145,974	+ 6.4%
Percent of List Price Received*	97.1%	89.2%	- 8.1%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

\* 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.

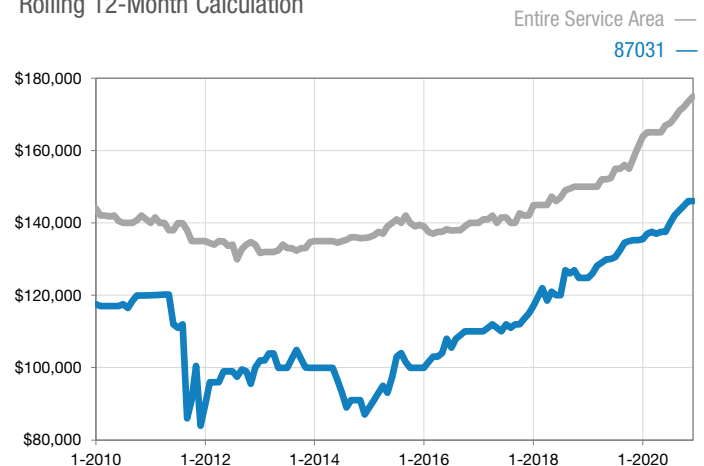
### Median Sales Price - Single-Family Detached

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.