

Local Market Update for December 2020

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	9	16	+ 77.8%	301	298	- 1.0%
Pending Sales	12	25	+ 108.3%	251	260	+ 3.6%
Closed Sales	18	25	+ 38.9%	247	247	0.0%
Days on Market Until Sale	28	11	- 60.7%	31	20	- 35.5%
Median Sales Price*	\$267,000	\$350,500	+ 31.3%	\$297,500	\$320,000	+ 7.6%
Average Sales Price*	\$317,858	\$370,156	+ 16.5%	\$323,382	\$355,723	+ 10.0%
Percent of List Price Received*	98.9%	99.9%	+ 1.0%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

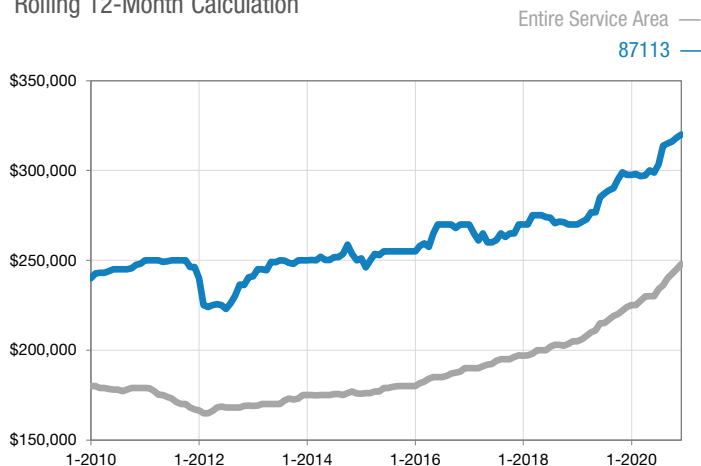
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	2	2	0.0%	18	44	+ 144.4%
Pending Sales	4	2	- 50.0%	23	41	+ 78.3%
Closed Sales	2	2	0.0%	20	43	+ 115.0%
Days on Market Until Sale	6	5	- 16.7%	34	5	- 85.3%
Median Sales Price*	\$139,000	\$154,600	+ 11.2%	\$158,500	\$160,000	+ 0.9%
Average Sales Price*	\$139,000	\$154,600	+ 11.2%	\$169,589	\$165,314	- 2.5%
Percent of List Price Received*	100.4%	100.6%	+ 0.2%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.

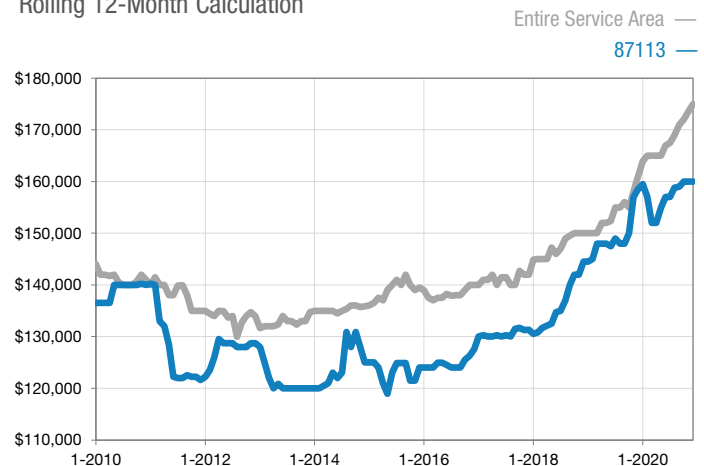
Median Sales Price - Single-Family Detached

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.