

Local Market Update for December 2020

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



87121

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 12-2019 | Thru 12-2020 | Percent Change |
| New Listings | 42 | 61 | + 45.2% | 1,070 | 1,025 | - 4.2% |
| Pending Sales | 44 | 69 | + 56.8% | 968 | 988 | + 2.1% |
| Closed Sales | 70 | 94 | + 34.3% | 983 | 952 | - 3.2% |
| Days on Market Until Sale | 31 | 9 | - 71.0% | 28 | 18 | - 35.7% |
| Median Sales Price* | \$163,000 | \$196,000 | + 20.2% | \$160,000 | \$183,000 | + 14.4% |
| Average Sales Price* | \$166,615 | \$201,091 | + 20.7% | \$164,752 | \$185,255 | + 12.4% |
| Percent of List Price Received* | 97.8% | 100.6% | + 2.9% | 99.2% | 100.2% | + 1.0% |
| Inventory of Homes for Sale | 102 | 28 | - 72.5% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.3 | - 76.9% | -- | -- | -- |

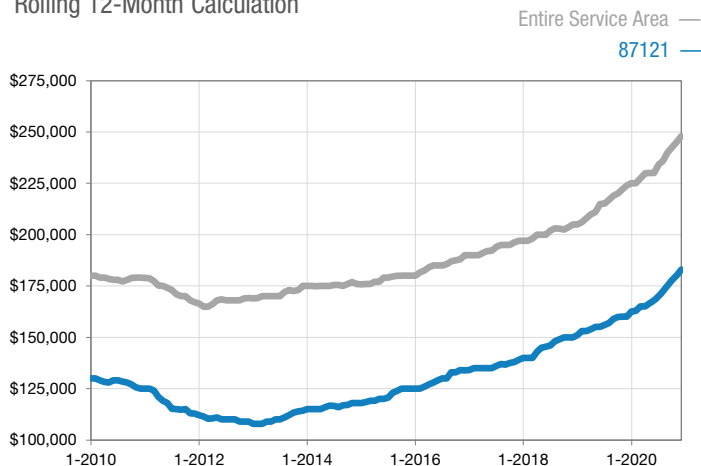
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 12-2019 | Thru 12-2020 | Percent Change |
| New Listings | 0 | 2 | -- | 38 | 31 | - 18.4% |
| Pending Sales | 3 | 2 | - 33.3% | 34 | 32 | - 5.9% |
| Closed Sales | 1 | 3 | + 200.0% | 29 | 32 | + 10.3% |
| Days on Market Until Sale | 313 | 14 | - 95.5% | 63 | 40 | - 36.5% |
| Median Sales Price* | \$189,900 | \$175,000 | - 7.8% | \$140,000 | \$141,750 | + 1.3% |
| Average Sales Price* | \$189,900 | \$165,633 | - 12.8% | \$136,907 | \$143,447 | + 4.8% |
| Percent of List Price Received* | 100.0% | 100.2% | + 0.2% | 98.1% | 100.2% | + 2.1% |
| Inventory of Homes for Sale | 8 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | -- | -- | -- | -- | -- |

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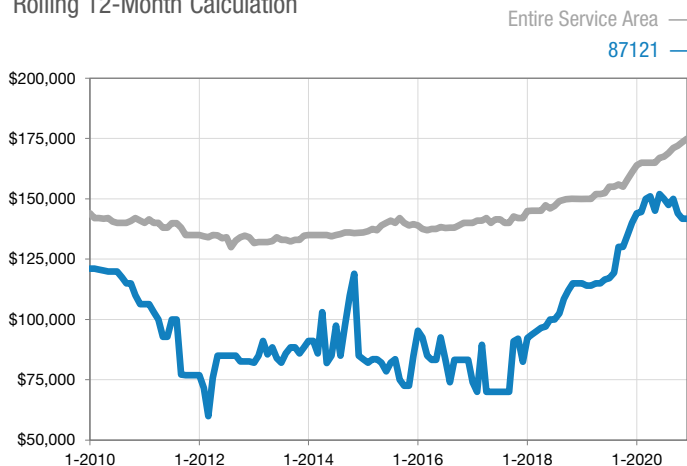
Median Sales Price - Single-Family Detached

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.