

# Local Market Update for December 2020

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



## 87104

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	7	7	0.0%	196	201	+ 2.6%
Pending Sales	8	11	+ 37.5%	138	146	+ 5.8%
Closed Sales	9	12	+ 33.3%	137	144	+ 5.1%
Days on Market Until Sale	28	46	+ 64.3%	43	33	- 23.3%
Median Sales Price*	\$479,000	<b>\$422,750</b>	- 11.7%	\$273,500	<b>\$260,250</b>	- 4.8%
Average Sales Price*	\$423,878	<b>\$445,100</b>	+ 5.0%	\$337,581	<b>\$337,692</b>	+ 0.0%
Percent of List Price Received*	97.4%	<b>98.4%</b>	+ 1.0%	97.8%	<b>98.2%</b>	+ 0.4%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

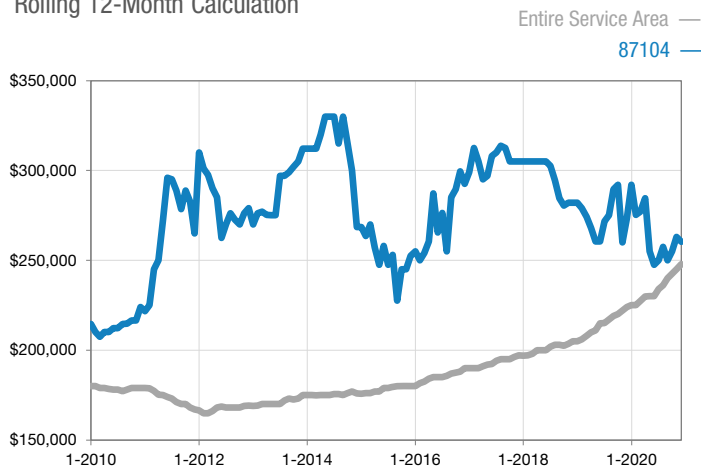
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	51	63	+ 23.5%
Pending Sales	4	3	- 25.0%	37	45	+ 21.6%
Closed Sales	2	4	+ 100.0%	33	48	+ 45.5%
Days on Market Until Sale	74	43	- 41.9%	40	35	- 12.5%
Median Sales Price*	\$232,450	<b>\$449,450</b>	+ 93.4%	\$245,000	<b>\$252,500</b>	+ 3.1%
Average Sales Price*	\$232,450	<b>\$440,200</b>	+ 89.4%	\$242,462	<b>\$247,219</b>	+ 2.0%
Percent of List Price Received*	99.2%	<b>98.3%</b>	- 0.9%	97.2%	<b>98.0%</b>	+ 0.8%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--

\* 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.

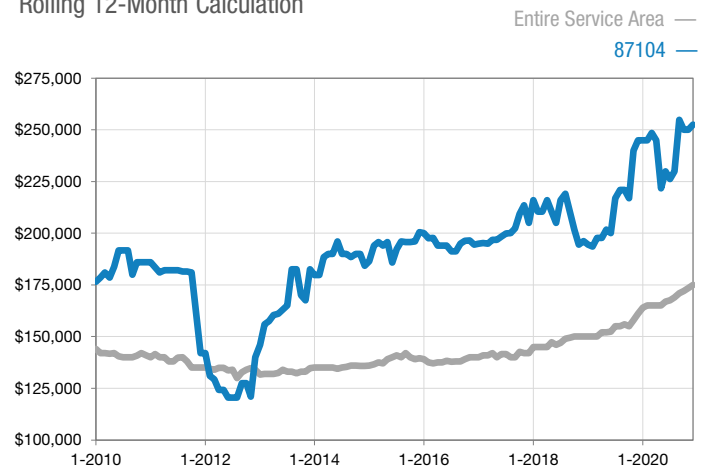
### Median Sales Price - Single-Family Detached

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.