

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	15	21	+ 40.0%	390	367	- 5.9%
Pending Sales	19	26	+ 36.8%	272	299	+ 9.9%
Closed Sales	13	25	+ 92.3%	266	297	+ 11.7%
Days on Market Until Sale	50	29	- 42.0%	47	39	- 17.0%
Median Sales Price*	\$196,000	\$350,000	+ 78.6%	\$235,000	\$290,000	+ 23.4%
Average Sales Price*	\$336,992	\$434,000	+ 28.8%	\$326,607	\$377,219	+ 15.5%
Percent of List Price Received*	95.8%	98.5%	+ 2.8%	96.9%	98.7%	+ 1.9%
Inventory of Homes for Sale	60	26	- 56.7%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--

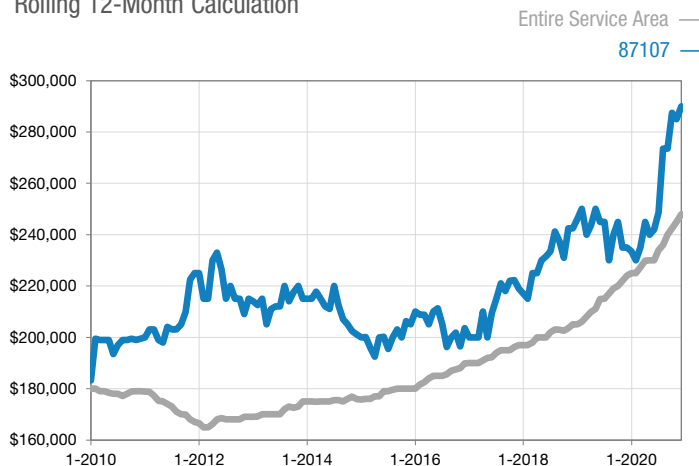
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	6	3	- 50.0%	85	80	- 5.9%
Pending Sales	3	4	+ 33.3%	63	72	+ 14.3%
Closed Sales	8	6	- 25.0%	65	70	+ 7.7%
Days on Market Until Sale	30	28	- 6.7%	26	19	- 26.9%
Median Sales Price*	\$169,000	\$200,500	+ 18.6%	\$167,000	\$182,000	+ 9.0%
Average Sales Price*	\$171,900	\$206,333	+ 20.0%	\$187,510	\$199,776	+ 6.5%
Percent of List Price Received*	95.1%	98.0%	+ 3.0%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
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.

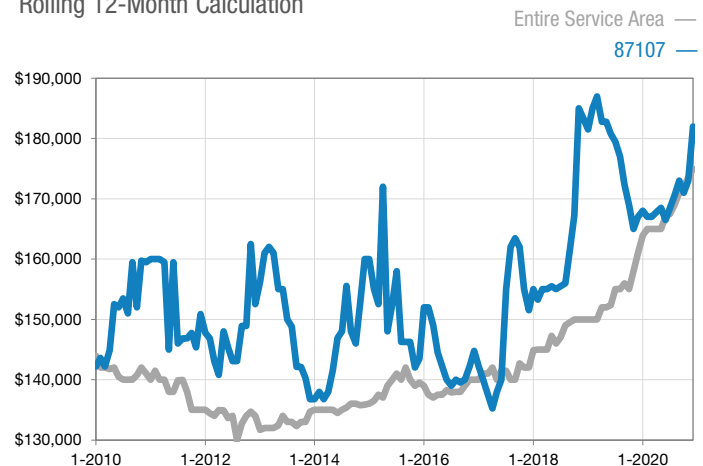
Median Sales Price - Single-Family Detached

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.