

# Local Market Update for December 2020

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



## 87122

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	12	17	+ 41.7%	548	470	- 14.2%
Pending Sales	17	25	+ 47.1%	365	394	+ 7.9%
Closed Sales	25	39	+ 56.0%	364	374	+ 2.7%
Days on Market Until Sale	47	35	- 25.5%	42	42	0.0%
Median Sales Price*	\$560,000	\$594,000	+ 6.1%	\$523,250	\$550,000	+ 5.1%
Average Sales Price*	\$607,484	\$631,316	+ 3.9%	\$581,141	\$589,010	+ 1.4%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	80	28	- 65.0%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--

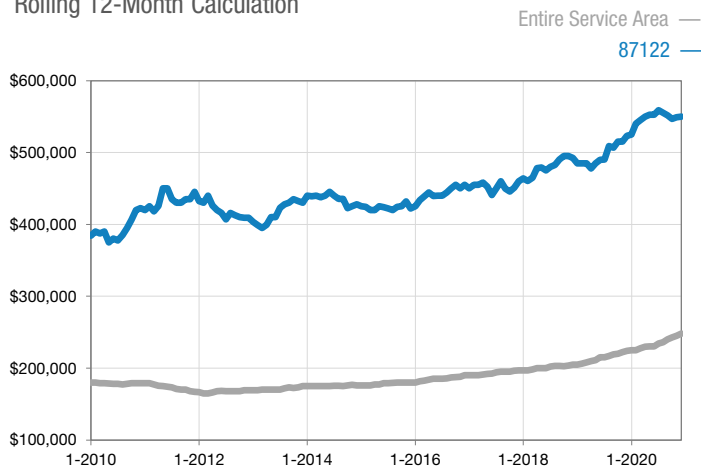
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	17	16	- 5.9%
Pending Sales	1	3	+ 200.0%	14	13	- 7.1%
Closed Sales	0	2	--	13	10	- 23.1%
Days on Market Until Sale	--	52	--	43	26	- 39.5%
Median Sales Price*	--	\$255,000	--	\$240,000	\$267,950	+ 11.6%
Average Sales Price*	--	\$255,000	--	\$260,108	\$280,790	+ 8.0%
Percent of List Price Received*	--	96.9%	--	97.7%	99.0%	+ 1.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

\* 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.

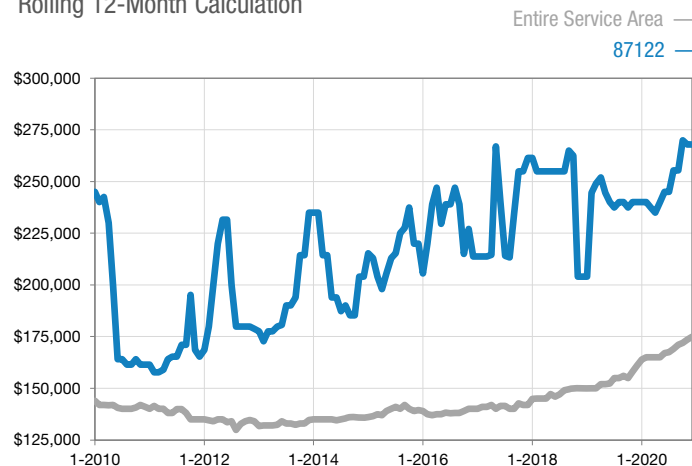
### Median Sales Price - Single-Family Detached

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.