

Local Market Update for December 2020

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



87120

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	54	70	+ 29.6%	1,414	1,478	+ 4.5%
Pending Sales	64	84	+ 31.3%	1,192	1,307	+ 9.6%
Closed Sales	85	127	+ 49.4%	1,188	1,273	+ 7.2%
Days on Market Until Sale	46	21	- 54.3%	40	24	- 40.0%
Median Sales Price*	\$224,900	\$279,900	+ 24.5%	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$260,652	\$314,685	+ 20.7%	\$257,254	\$282,644	+ 9.9%
Percent of List Price Received*	98.3%	100.4%	+ 2.1%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	140	62	- 55.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

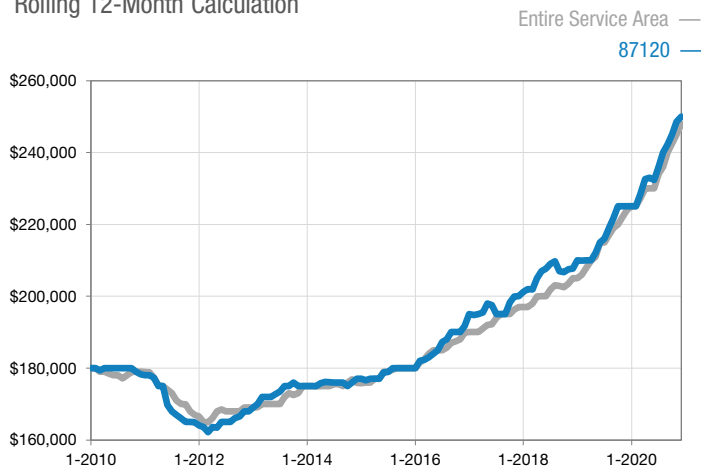
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	6	10	+ 66.7%	196	180	- 8.2%
Pending Sales	6	10	+ 66.7%	174	168	- 3.4%
Closed Sales	8	21	+ 162.5%	178	162	- 9.0%
Days on Market Until Sale	33	16	- 51.5%	30	16	- 46.7%
Median Sales Price*	\$169,450	\$185,000	+ 9.2%	\$149,000	\$165,000	+ 10.7%
Average Sales Price*	\$181,856	\$216,238	+ 18.9%	\$165,760	\$186,205	+ 12.3%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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.

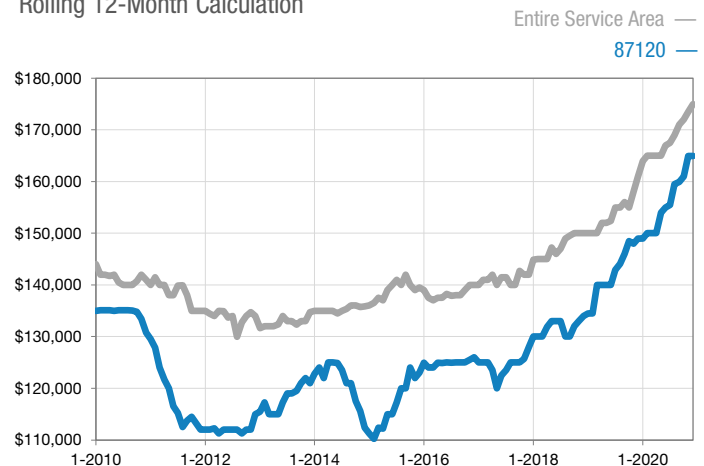
Median Sales Price - Single-Family Detached

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.