

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	12	19	+ 58.3%	208	221	+ 6.3%
Pending Sales	4	13	+ 225.0%	136	174	+ 27.9%
Closed Sales	5	14	+ 180.0%	136	161	+ 18.4%
Days on Market Until Sale	49	20	- 59.2%	45	40	- 11.1%
Median Sales Price*	\$185,000	\$131,500	- 28.9%	\$167,075	\$165,000	- 1.2%
Average Sales Price*	\$171,800	\$207,950	+ 21.0%	\$186,368	\$187,492	+ 0.6%
Percent of List Price Received*	98.6%	97.1%	- 1.5%	97.4%	97.4%	0.0%
Inventory of Homes for Sale	44	20	- 54.5%	--	--	--
Months Supply of Inventory	3.9	1.4	- 64.1%	--	--	--

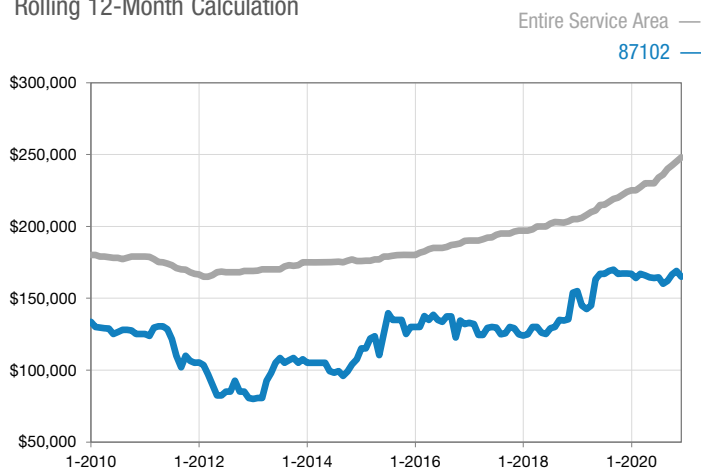
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	11	7	- 36.4%	108	105	- 2.8%
Pending Sales	3	10	+ 233.3%	57	66	+ 15.8%
Closed Sales	5	7	+ 40.0%	50	65	+ 30.0%
Days on Market Until Sale	63	36	- 42.9%	59	42	- 28.8%
Median Sales Price*	\$199,900	\$169,900	- 15.0%	\$180,000	\$195,000	+ 8.3%
Average Sales Price*	\$212,350	\$188,057	- 11.4%	\$192,191	\$197,081	+ 2.5%
Percent of List Price Received*	97.1%	96.5%	- 0.6%	96.7%	97.7%	+ 1.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	5.1	3.3	- 35.3%	--	--	--

* 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.

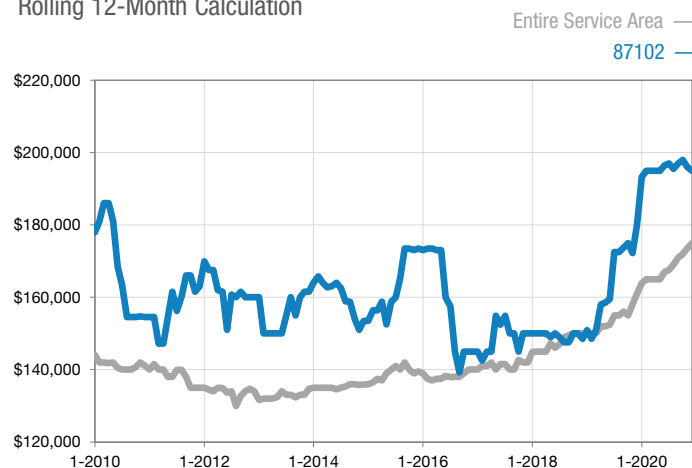
Median Sales Price - Single-Family Detached

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.