

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	37	34	- 8.1%	687	682	- 0.7%
Pending Sales	35	50	+ 42.9%	538	614	+ 14.1%
Closed Sales	54	50	- 7.4%	532	591	+ 11.1%
Days on Market Until Sale	48	26	- 45.8%	37	24	- 35.1%
Median Sales Price*	\$243,500	\$285,095	+ 17.1%	\$245,000	\$258,000	+ 5.3%
Average Sales Price*	\$262,698	\$297,701	+ 13.3%	\$252,786	\$279,560	+ 10.6%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	98.3%	99.6%	+ 1.3%
Inventory of Homes for Sale	73	44	- 39.7%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

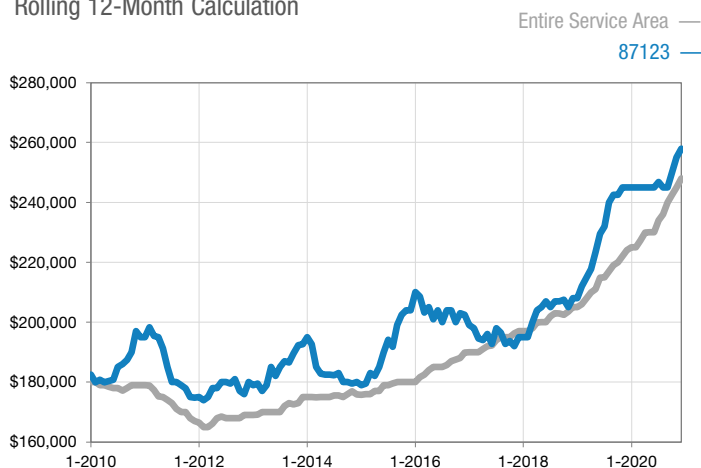
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	8	6	- 25.0%	143	162	+ 13.3%
Pending Sales	4	6	+ 50.0%	119	159	+ 33.6%
Closed Sales	16	13	- 18.8%	120	155	+ 29.2%
Days on Market Until Sale	42	15	- 64.3%	74	40	- 45.9%
Median Sales Price*	\$187,250	\$185,000	- 1.2%	\$187,750	\$196,900	+ 4.9%
Average Sales Price*	\$187,419	\$196,838	+ 5.0%	\$190,916	\$200,884	+ 5.2%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	29	11	- 62.1%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--

* 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.

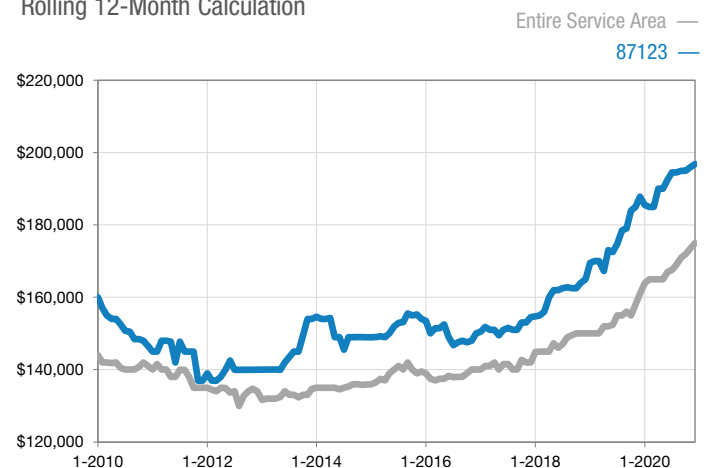
Median Sales Price - Single-Family Detached

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.