

# Local Market Update for December 2020

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



## 87109

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	17	31	+ 82.4%	491	456	- 7.1%
Pending Sales	17	28	+ 64.7%	387	418	+ 8.0%
Closed Sales	28	34	+ 21.4%	396	408	+ 3.0%
Days on Market Until Sale	38	14	- 63.2%	31	19	- 38.7%
Median Sales Price*	\$288,450	\$296,850	+ 2.9%	\$270,000	\$282,000	+ 4.4%
Average Sales Price*	\$291,780	\$324,409	+ 11.2%	\$282,568	\$302,969	+ 7.2%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	42	19	- 54.8%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

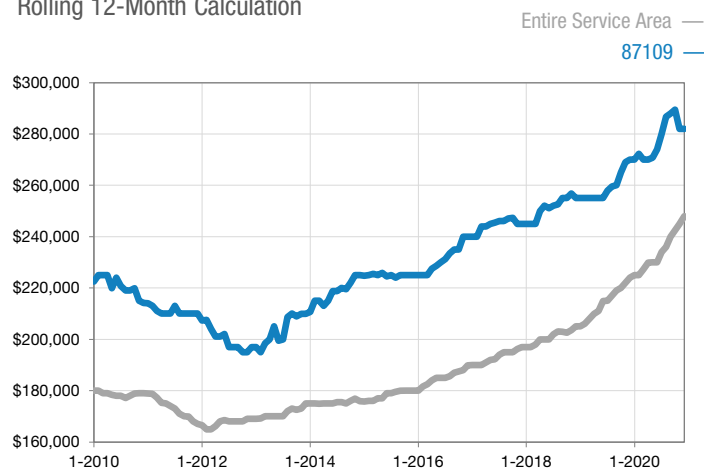
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	8	11	+ 37.5%	181	192	+ 6.1%
Pending Sales	8	14	+ 75.0%	145	182	+ 25.5%
Closed Sales	15	10	- 33.3%	145	180	+ 24.1%
Days on Market Until Sale	45	12	- 73.3%	36	20	- 44.4%
Median Sales Price*	\$174,000	\$157,250	- 9.6%	\$150,000	\$170,000	+ 13.3%
Average Sales Price*	\$158,169	\$165,550	+ 4.7%	\$153,700	\$174,370	+ 13.4%
Percent of List Price Received*	97.7%	97.7%	0.0%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

\* 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.

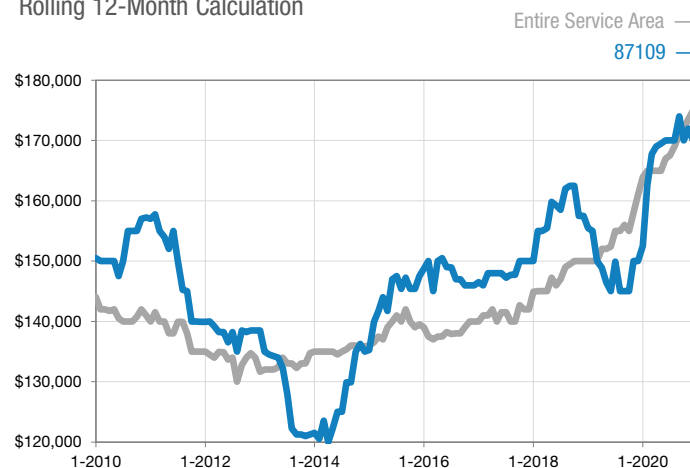
### Median Sales Price - Single-Family Detached

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.