

# Local Market Update for December 2020

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



## 87106

Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	25	18	- 28.0%	378	382	+ 1.1%
Pending Sales	19	29	+ 52.6%	261	296	+ 13.4%
Closed Sales	20	23	+ 15.0%	254	281	+ 10.6%
Days on Market Until Sale	46	19	- 58.7%	47	35	- 25.5%
Median Sales Price*	\$267,500	<b>\$302,000</b>	+ 12.9%	\$260,000	<b>\$298,000</b>	+ 14.6%
Average Sales Price*	\$274,289	<b>\$316,821</b>	+ 15.5%	\$281,941	<b>\$306,595</b>	+ 8.7%
Percent of List Price Received*	100.1%	<b>99.0%</b>	- 1.1%	97.4%	<b>98.1%</b>	+ 0.7%
Inventory of Homes for Sale	62	24	- 61.3%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--

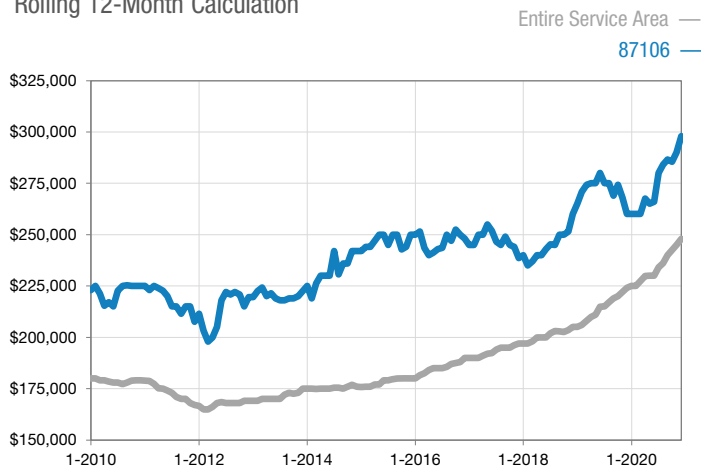
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	1	4	+ 300.0%	55	49	- 10.9%
Pending Sales	2	2	0.0%	34	41	+ 20.6%
Closed Sales	1	4	+ 300.0%	33	41	+ 24.2%
Days on Market Until Sale	20	12	- 40.0%	60	45	- 25.0%
Median Sales Price*	\$210,000	<b>\$96,000</b>	- 54.3%	\$197,000	<b>\$156,000</b>	- 20.8%
Average Sales Price*	\$210,000	<b>\$104,875</b>	- 50.1%	\$178,951	<b>\$155,217</b>	- 13.3%
Percent of List Price Received*	100.0%	<b>94.7%</b>	- 5.3%	95.5%	<b>99.1%</b>	+ 3.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

\* 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.

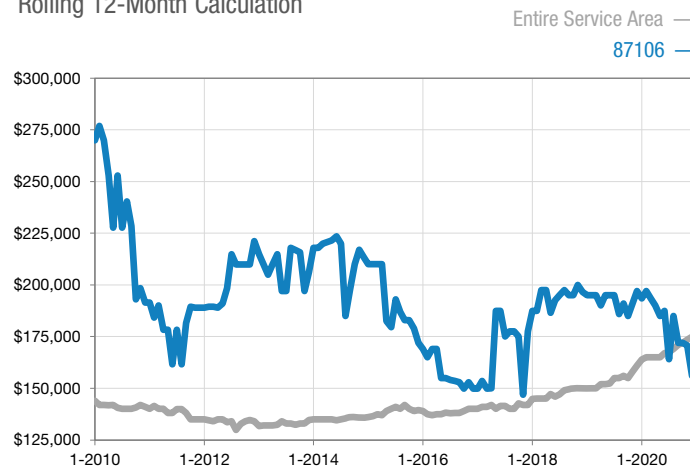
### Median Sales Price - Single-Family Detached

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.