

Local Market Update for June 2020

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	40	26	- 35.0%	155	148	- 4.5%
Pending Sales	27	38	+ 40.7%	124	138	+ 11.3%
Closed Sales	23	29	+ 26.1%	113	103	- 8.8%
Days on Market Until Sale	20	28	+ 40.0%	37	30	- 18.9%
Median Sales Price*	\$252,000	\$258,000	+ 2.4%	\$247,000	\$249,000	+ 0.8%
Average Sales Price*	\$256,061	\$297,547	+ 16.2%	\$246,471	\$276,572	+ 12.2%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	41	12	- 70.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

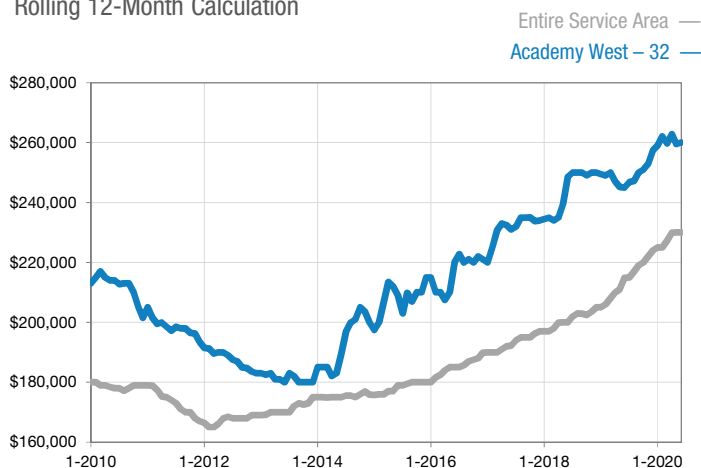
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	15	13	- 13.3%	77	85	+ 10.4%
Pending Sales	12	17	+ 41.7%	55	80	+ 45.5%
Closed Sales	5	11	+ 120.0%	48	67	+ 39.6%
Days on Market Until Sale	75	21	- 72.0%	37	17	- 54.1%
Median Sales Price*	\$137,000	\$156,000	+ 13.9%	\$147,450	\$175,000	+ 18.7%
Average Sales Price*	\$142,380	\$159,673	+ 12.1%	\$158,543	\$185,509	+ 17.0%
Percent of List Price Received*	96.1%	97.8%	+ 1.8%	97.9%	98.6%	+ 0.7%
Inventory of Homes for Sale	22	5	- 77.3%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--

* 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.

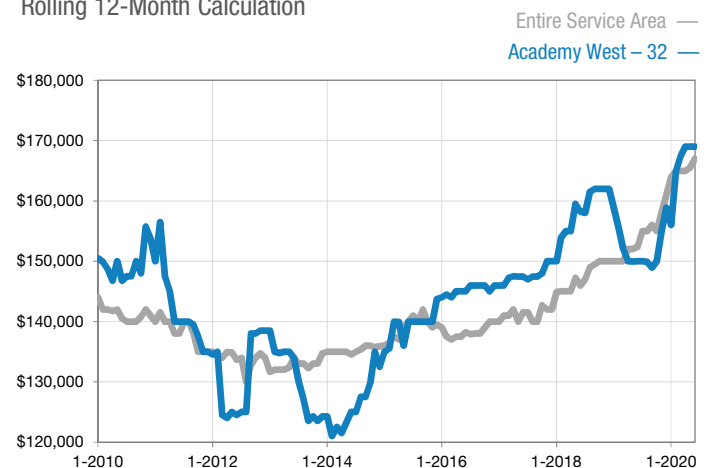
Median Sales Price - Single-Family Detached

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.