

# Local Market Update for June 2020

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

| Single-Family Detached          | June      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2019      | 2020      | Percent Change | Thru 6-2019  | Thru 6-2020 | Percent Change |
| <b>Key Metrics</b>              |           |           |                |              |             |                |
| New Listings                    | 29        | 27        | - 6.9%         | 149          | 149         | 0.0%           |
| Pending Sales                   | 17        | 29        | + 70.6%        | 100          | 106         | + 6.0%         |
| Closed Sales                    | 21        | 18        | - 14.3%        | 86           | 75          | - 12.8%        |
| Days on Market Until Sale       | 34        | 37        | + 8.8%         | 42           | 40          | - 4.8%         |
| Median Sales Price*             | \$215,000 | \$200,000 | - 7.0%         | \$199,900    | \$189,900   | - 5.0%         |
| Average Sales Price*            | \$287,382 | \$242,493 | - 15.6%        | \$252,215    | \$225,047   | - 10.8%        |
| Percent of List Price Received* | 97.7%     | 96.6%     | - 1.1%         | 97.5%        | 96.8%       | - 0.7%         |
| Inventory of Homes for Sale     | 59        | 32        | - 45.8%        | --           | --          | --             |
| Months Supply of Inventory      | 4.0       | 2.1       | - 47.5%        | --           | --          | --             |

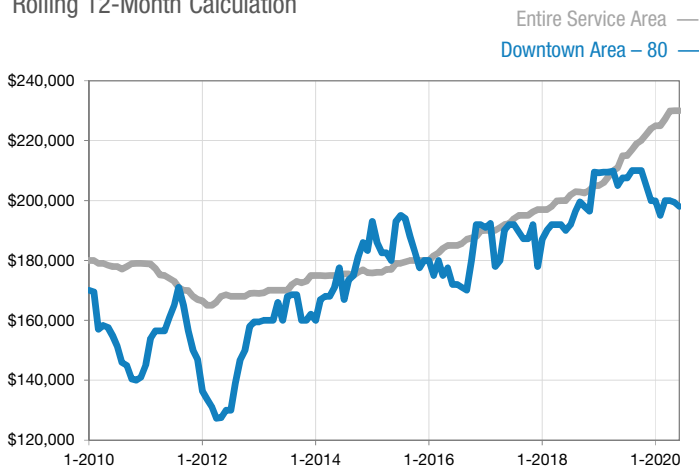
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | June      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2019      | 2020      | Percent Change | Thru 6-2019  | Thru 6-2020 | Percent Change |
| <b>Key Metrics</b>              |           |           |                |              |             |                |
| New Listings                    | 10        | 11        | + 10.0%        | 70           | 76          | + 8.6%         |
| Pending Sales                   | 3         | 15        | + 400.0%       | 34           | 47          | + 38.2%        |
| Closed Sales                    | 5         | 9         | + 80.0%        | 34           | 44          | + 29.4%        |
| Days on Market Until Sale       | 14        | 35        | + 150.0%       | 61           | 36          | - 41.0%        |
| Median Sales Price*             | \$191,500 | \$271,000 | + 41.5%        | \$218,000    | \$213,500   | - 2.1%         |
| Average Sales Price*            | \$198,990 | \$242,444 | + 21.8%        | \$207,718    | \$225,714   | + 8.7%         |
| Percent of List Price Received* | 98.3%     | 98.1%     | - 0.2%         | 97.0%        | 97.4%       | + 0.4%         |
| Inventory of Homes for Sale     | 37        | 22        | - 40.5%        | --           | --          | --             |
| Months Supply of Inventory      | 7.7       | 2.8       | - 63.6%        | --           | --          | --             |

\* 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.

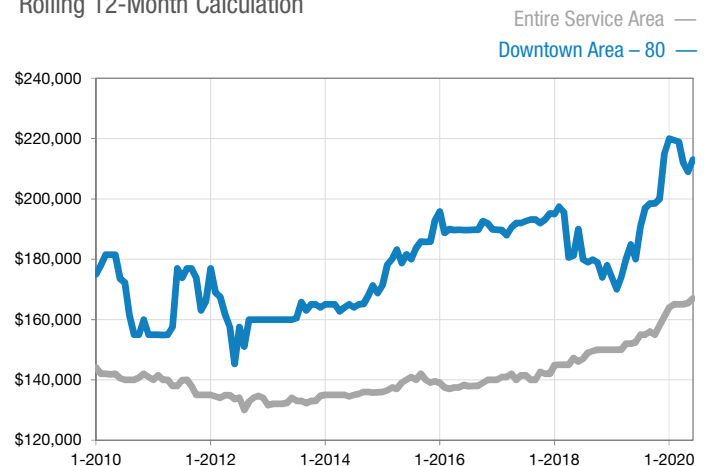
### Median Sales Price - Single-Family Detached

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.