Local Market Update for June 2020

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

Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	June			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 6-2019**	**Thru 6-2020**	Percent Change
New Listings	31	**19**	- 38.7%	115	**95**	- 17.4%
Pending Sales	15	**18**	+ 20.0%	86	**92**	+ 7.0%
Closed Sales	12	**17**	+ 41.7%	87	**82**	- 5.7%
Days on Market Until Sale	43	**25**	- 41.9%	38	**45**	+ 18.4%
Median Sales Price*	$174,000	**$152,000**	- 12.6%	$167,000	**$179,700**	+ 7.6%
Average Sales Price*	$165,033	**$161,371**	- 2.2%	$164,149	**$181,433**	+ 10.5%
Percent of List Price Received*	97.3%	**97.3%**	0.0%	97.5%	**97.6%**	+ 0.1%
Inventory of Homes for Sale	41	**13**	- 68.3%	--	**--**	--
Months Supply of Inventory	2.9	**0.9**	- 69.0%	--	**--**	--

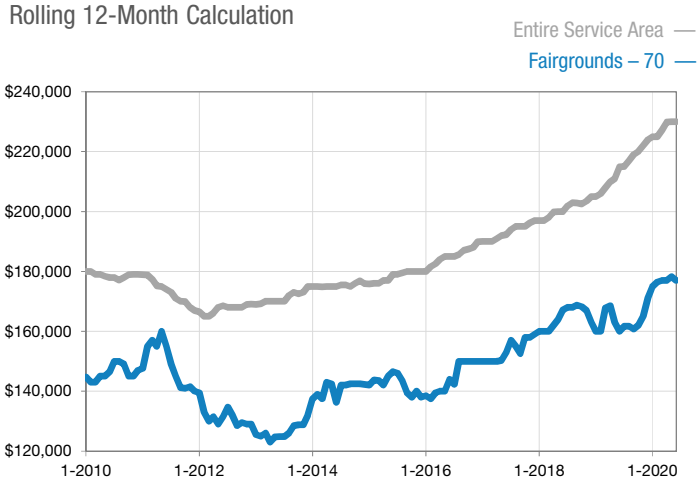
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 6-2019**	**Thru 6-2020**	Percent Change
New Listings	2	**1**	- 50.0%	5	**2**	- 60.0%
Pending Sales	1	**0**	- 100.0%	3	**3**	0.0%
Closed Sales	0	**0**	0.0%	4	**2**	- 50.0%
Days on Market Until Sale	--	**--**	--	96	**69**	- 28.1%
Median Sales Price*	--	**--**	--	$132,000	**$110,950**	- 15.9%
Average Sales Price*	--	**--**	--	$124,620	**$110,950**	- 11.0%
Percent of List Price Received*	--	**--**	--	96.8%	**93.6%**	- 3.3%
Inventory of Homes for Sale	2	**1**	- 50.0%	--	**--**	--
Months Supply of Inventory	1.4	**1.0**	- 28.6%	--	**--**	--

* 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.

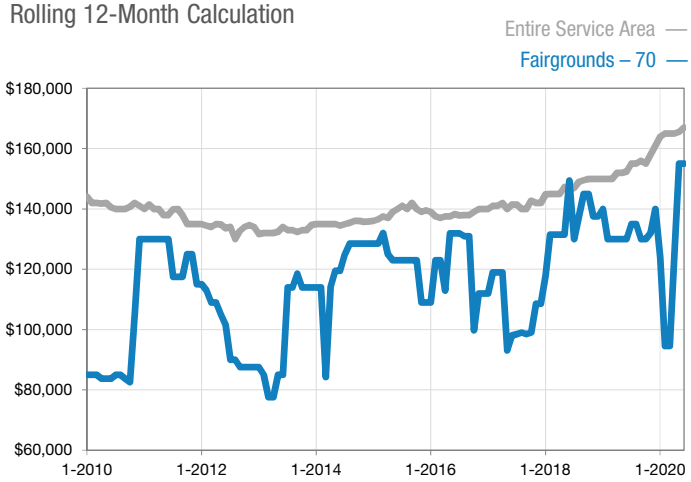
Median Sales Price - Single-Family Detached

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.