

Local Market Update for June 2020

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, 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	78	75	- 3.8%	370	339	- 8.4%
Pending Sales	55	64	+ 16.4%	285	285	0.0%
Closed Sales	59	65	+ 10.2%	247	235	- 4.9%
Days on Market Until Sale	24	23	- 4.2%	34	25	- 26.5%
Median Sales Price*	\$325,000	\$329,000	+ 1.2%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$347,452	\$369,858	+ 6.4%	\$338,430	\$335,634	- 0.8%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	90	51	- 43.3%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

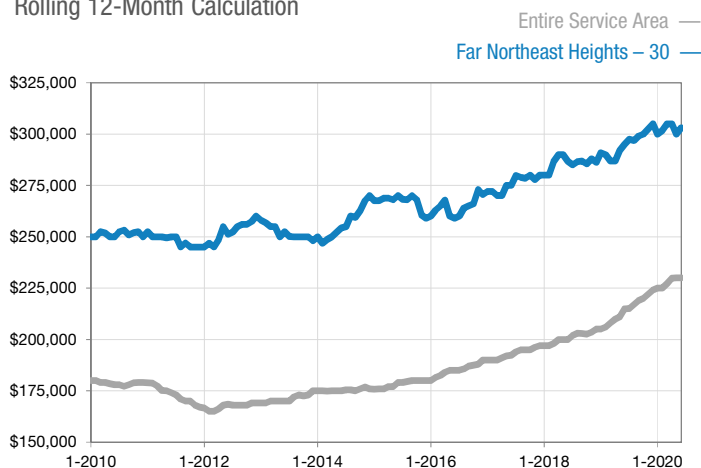
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	12	12	0.0%	98	75	- 23.5%
Pending Sales	14	14	0.0%	88	69	- 21.6%
Closed Sales	14	11	- 21.4%	75	67	- 10.7%
Days on Market Until Sale	31	22	- 29.0%	36	36	0.0%
Median Sales Price*	\$200,500	\$155,000	- 22.7%	\$197,000	\$197,500	+ 0.3%
Average Sales Price*	\$212,314	\$206,945	- 2.5%	\$208,241	\$214,775	+ 3.1%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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.

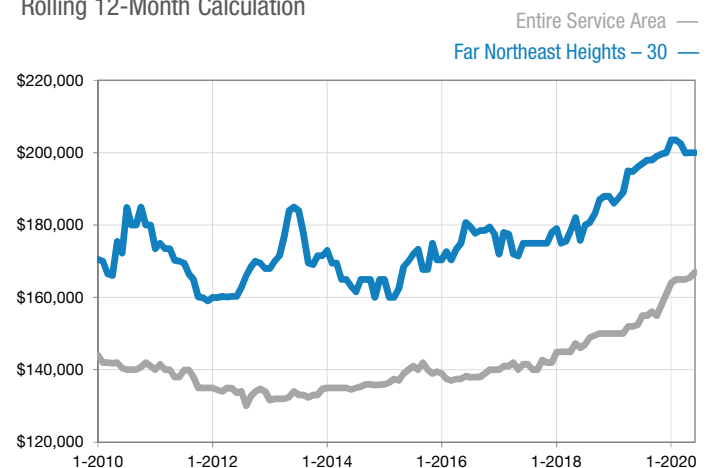
Median Sales Price - Single-Family Detached

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.