

# Local Market Update for June 2020

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

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	32	<b>34</b>	+ 6.3%	212	<b>200</b>	- 5.7%
Pending Sales	24	<b>37</b>	+ 54.2%	152	<b>150</b>	- 1.3%
Closed Sales	24	<b>27</b>	+ 12.5%	136	<b>136</b>	0.0%
Days on Market Until Sale	39	<b>25</b>	- 35.9%	46	<b>39</b>	- 15.2%
Median Sales Price*	\$248,750	<b>\$244,000</b>	- 1.9%	\$202,500	<b>\$215,500</b>	+ 6.4%
Average Sales Price*	\$317,004	<b>\$295,689</b>	- 6.7%	\$269,544	<b>\$288,965</b>	+ 7.2%
Percent of List Price Received*	99.0%	<b>97.9%</b>	- 1.1%	98.3%	<b>98.1%</b>	- 0.2%
Inventory of Homes for Sale	73	<b>37</b>	- 49.3%	--	--	--
Months Supply of Inventory	3.0	<b>1.7</b>	- 43.3%	--	--	--

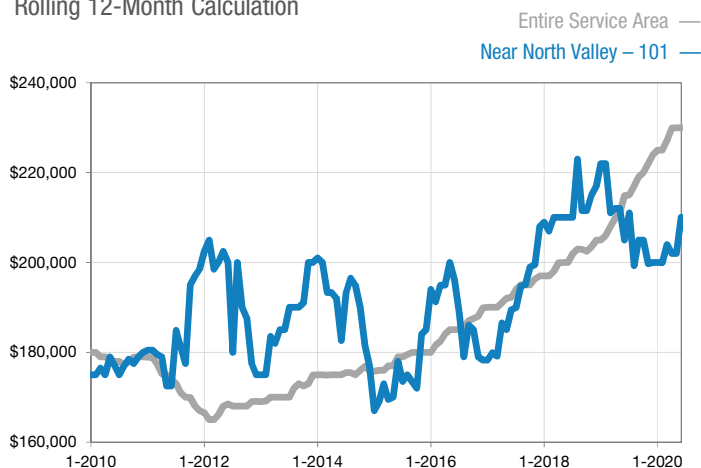
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	15	<b>4</b>	- 73.3%	44	<b>50</b>	+ 13.6%
Pending Sales	9	<b>6</b>	- 33.3%	30	<b>43</b>	+ 43.3%
Closed Sales	2	<b>13</b>	+ 550.0%	25	<b>34</b>	+ 36.0%
Days on Market Until Sale	2	<b>28</b>	+ 1300.0%	35	<b>31</b>	- 11.4%
Median Sales Price*	\$171,000	<b>\$168,000</b>	- 1.8%	\$169,000	<b>\$165,000</b>	- 2.4%
Average Sales Price*	\$171,000	<b>\$176,115</b>	+ 3.0%	\$184,456	<b>\$177,362</b>	- 3.8%
Percent of List Price Received*	97.7%	<b>98.4%</b>	+ 0.7%	98.7%	<b>98.4%</b>	- 0.3%
Inventory of Homes for Sale	13	<b>6</b>	- 53.8%	--	--	--
Months Supply of Inventory	2.6	<b>1.0</b>	- 61.5%	--	--	--

\* 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.

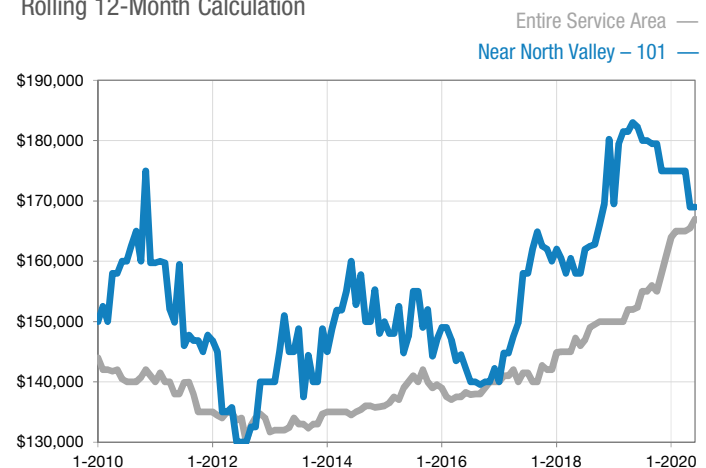
### Median Sales Price - Single-Family Detached

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.