Local Market Update for June 2020

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

gaar

Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached

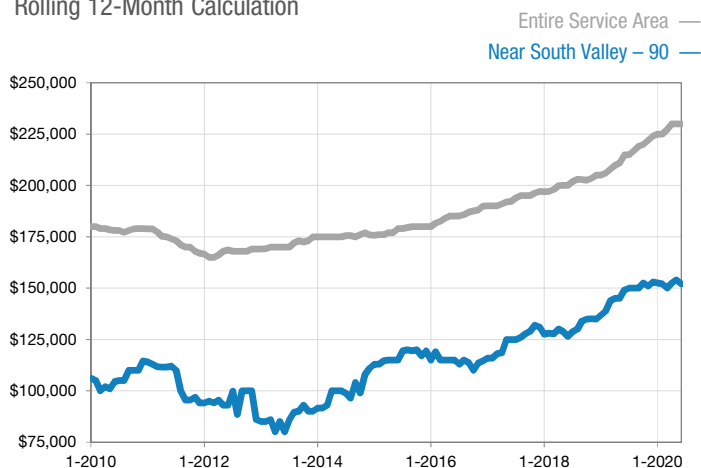| Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	11	24	+ 118.2%	123	109	- 11.4%
Pending Sales	13	32	+ 146.2%	107	101	- 5.6%
Closed Sales	15	9	- 40.0%	96	67	- 30.2%
Days on Market Until Sale	25	58	+ 132.0%	62	44	- 29.0%
Median Sales Price*	$157,500	$152,000	- 3.5%	$153,000	$150,950	- 1.3%
Average Sales Price*	$173,500	$153,234	- 11.7%	$155,699	$154,458	- 0.8%
Percent of List Price Received*	97.1%	98.3%	+ 1.2%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	0	0	0.0%	2	7	+ 250.0%
Pending Sales	1	2	+ 100.0%	3	7	+ 133.3%
Closed Sales	2	1	- 50.0%	6	6	0.0%
Days on Market Until Sale	35	14	- 60.0%	58	14	- 75.9%
Median Sales Price*	$93,000	$139,000	+ 49.5%	$69,000	$108,700	+ 57.5%
Average Sales Price*	$93,000	$139,000	+ 49.5%	$74,833	$101,317	+ 35.4%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	94.6%	92.9%	- 1.8%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
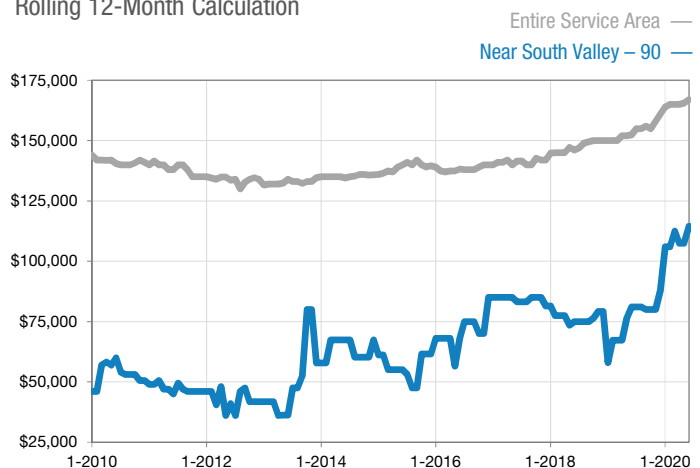
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Near South Valley – 90 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Near South Valley – 90 —

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.