

Local Market Update for June 2020

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	127	94	- 26.0%	566	531	- 6.2%
Pending Sales	87	102	+ 17.2%	440	536	+ 21.8%
Closed Sales	70	104	+ 48.6%	394	468	+ 18.8%
Days on Market Until Sale	35	22	- 37.1%	38	27	- 28.9%
Median Sales Price*	\$188,700	\$210,000	+ 11.3%	\$178,950	\$208,450	+ 16.5%
Average Sales Price*	\$203,270	\$216,606	+ 6.6%	\$190,140	\$211,916	+ 11.5%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	155	48	- 69.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

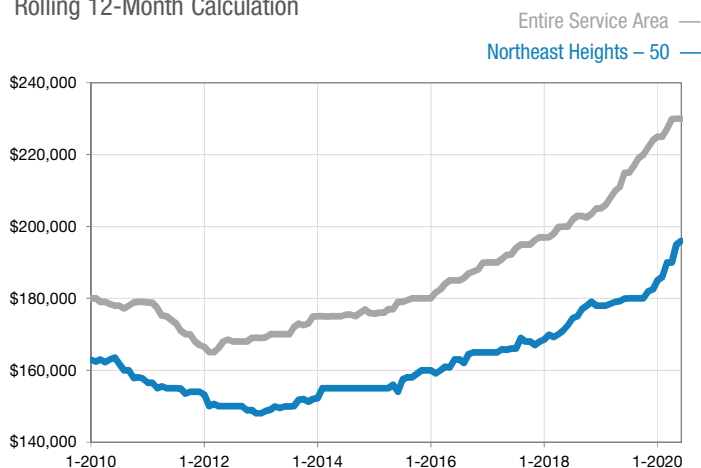
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	91	87	- 4.4%
Pending Sales	10	18	+ 80.0%	55	82	+ 49.1%
Closed Sales	12	16	+ 33.3%	50	70	+ 40.0%
Days on Market Until Sale	41	37	- 9.8%	31	33	+ 6.5%
Median Sales Price*	\$178,500	\$179,500	+ 0.6%	\$169,750	\$170,500	+ 0.4%
Average Sales Price*	\$174,942	\$164,219	- 6.1%	\$166,778	\$161,026	- 3.4%
Percent of List Price Received*	99.4%	97.6%	- 1.8%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	3.6	1.0	- 72.2%	--	--	--

* 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.

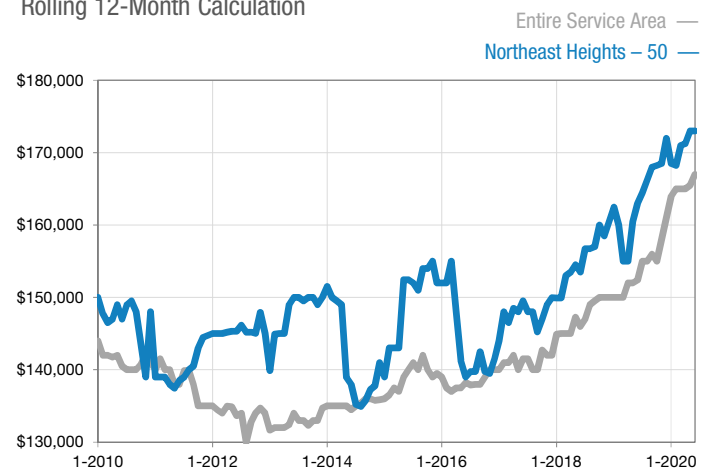
Median Sales Price - Single-Family Detached

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.