

Local Market Update for June 2020

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	109	91	- 16.5%	576	548	- 4.9%
Pending Sales	94	112	+ 19.1%	479	442	- 7.7%
Closed Sales	86	59	- 31.4%	411	349	- 15.1%
Days on Market Until Sale	43	17	- 60.5%	48	31	- 35.4%
Median Sales Price*	\$262,500	\$267,000	+ 1.7%	\$249,999	\$262,400	+ 5.0%
Average Sales Price*	\$298,052	\$279,702	- 6.2%	\$282,445	\$280,885	- 0.6%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	148	87	- 41.2%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

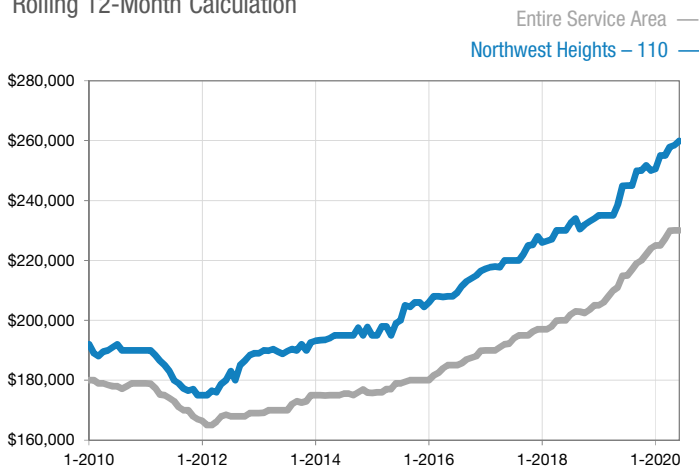
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	40	28	- 30.0%
Pending Sales	3	5	+ 66.7%	33	28	- 15.2%
Closed Sales	5	2	- 60.0%	28	26	- 7.1%
Days on Market Until Sale	15	17	+ 13.3%	30	31	+ 3.3%
Median Sales Price*	\$148,000	\$182,500	+ 23.3%	\$154,950	\$172,500	+ 11.3%
Average Sales Price*	\$145,221	\$182,500	+ 25.7%	\$184,983	\$221,968	+ 20.0%
Percent of List Price Received*	99.1%	97.5%	- 1.6%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--

* 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.

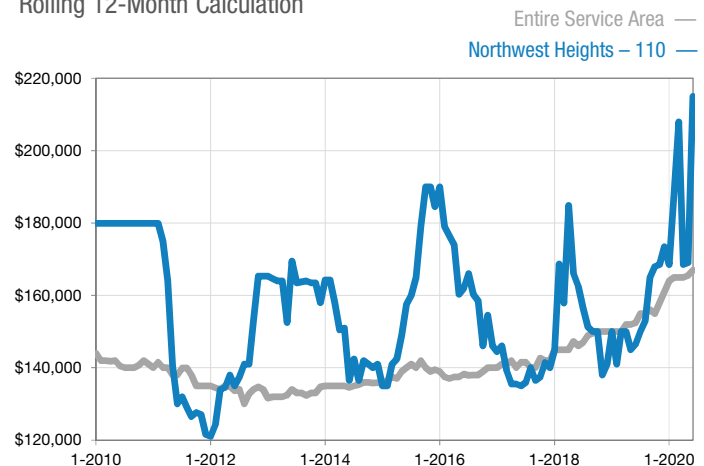
Median Sales Price - Single-Family Detached

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.