

Local Market Update for June 2020

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	40	21	- 47.5%	175	181	+ 3.4%
Pending Sales	26	33	+ 26.9%	132	169	+ 28.0%
Closed Sales	25	29	+ 16.0%	116	134	+ 15.5%
Days on Market Until Sale	27	21	- 22.2%	44	29	- 34.1%
Median Sales Price*	\$225,000	\$244,000	+ 8.4%	\$205,000	\$238,250	+ 16.2%
Average Sales Price*	\$231,162	\$249,593	+ 8.0%	\$215,746	\$236,723	+ 9.7%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	52	19	- 63.5%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--

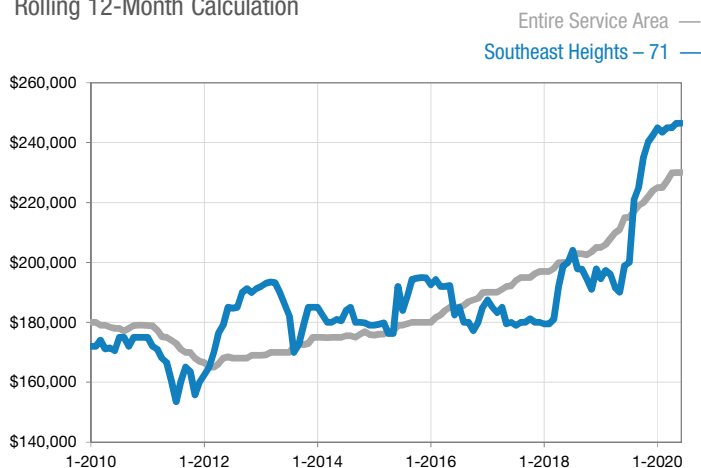
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	7	12	+ 71.4%	37	60	+ 62.2%
Pending Sales	7	12	+ 71.4%	33	56	+ 69.7%
Closed Sales	6	10	+ 66.7%	27	46	+ 70.4%
Days on Market Until Sale	132	85	- 35.6%	136	67	- 50.7%
Median Sales Price*	\$140,750	\$192,950	+ 37.1%	\$165,500	\$194,500	+ 17.5%
Average Sales Price*	\$161,883	\$193,465	+ 19.5%	\$164,185	\$183,921	+ 12.0%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	4.1	1.8	- 56.1%	--	--	--

* 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.

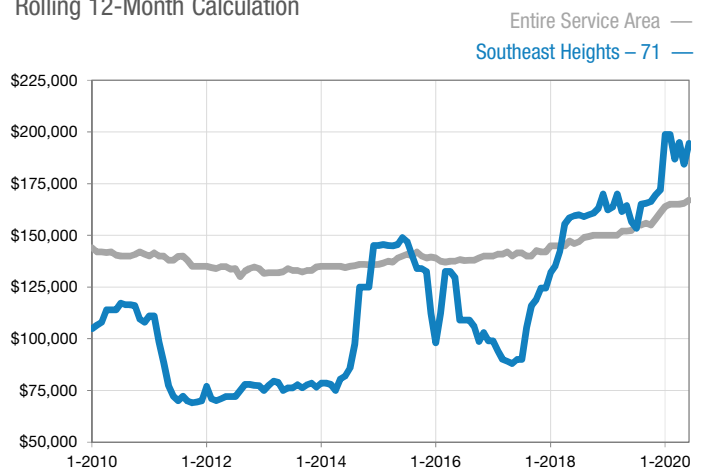
Median Sales Price - Single-Family Detached

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.