

Local Market Update for June 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	90	93	+ 3.3%	538	494	- 8.2%
Pending Sales	77	108	+ 40.3%	491	493	+ 0.4%
Closed Sales	62	73	+ 17.7%	458	397	- 13.3%
Days on Market Until Sale	22	20	- 9.1%	31	27	- 12.9%
Median Sales Price*	\$168,250	\$175,000	+ 4.0%	\$159,450	\$174,000	+ 9.1%
Average Sales Price*	\$175,910	\$178,167	+ 1.3%	\$163,590	\$177,941	+ 8.8%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	99.3%	99.6%	+ 0.3%
Inventory of Homes for Sale	117	23	- 80.3%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--

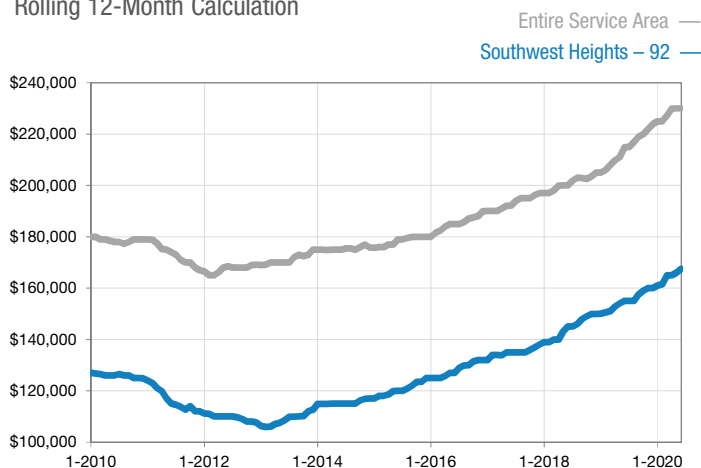
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	18	15	- 16.7%
Pending Sales	2	4	+ 100.0%	17	18	+ 5.9%
Closed Sales	3	1	- 66.7%	13	14	+ 7.7%
Days on Market Until Sale	42	206	+ 390.5%	43	62	+ 44.2%
Median Sales Price*	\$115,000	\$185,900	+ 61.7%	\$107,000	\$143,000	+ 33.6%
Average Sales Price*	\$117,333	\$185,900	+ 58.4%	\$117,585	\$136,607	+ 16.2%
Percent of List Price Received*	96.4%	100.0%	+ 3.7%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	--	--	--	--	--

* 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.

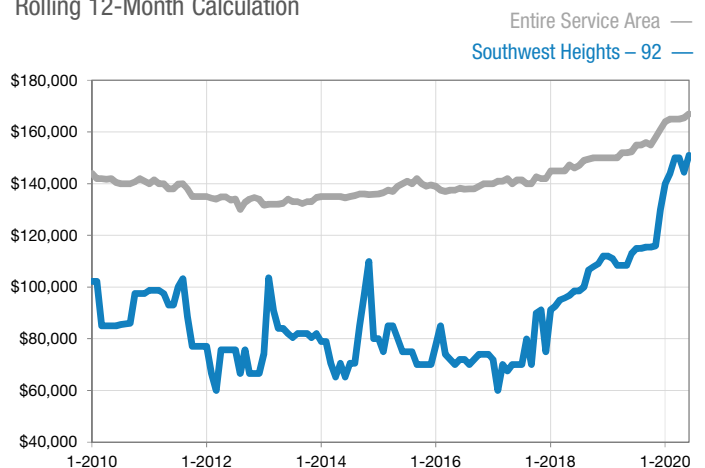
Median Sales Price - Single-Family Detached

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.