

# Local Market Update for June 2020

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
<b>Key Metrics</b>						
New Listings	39	35	- 10.3%	191	196	+ 2.6%
Pending Sales	20	36	+ 80.0%	130	155	+ 19.2%
Closed Sales	23	34	+ 47.8%	117	123	+ 5.1%
Days on Market Until Sale	49	38	- 22.4%	55	41	- 25.5%
Median Sales Price*	\$310,000	<b>\$309,500</b>	- 0.2%	\$296,880	<b>\$296,700</b>	- 0.1%
Average Sales Price*	\$313,171	<b>\$336,474</b>	+ 7.4%	\$317,536	<b>\$334,983</b>	+ 5.5%
Percent of List Price Received*	99.6%	<b>97.5%</b>	- 2.1%	96.9%	<b>97.5%</b>	+ 0.6%
Inventory of Homes for Sale	78	39	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.7	- 57.5%	--	--	--

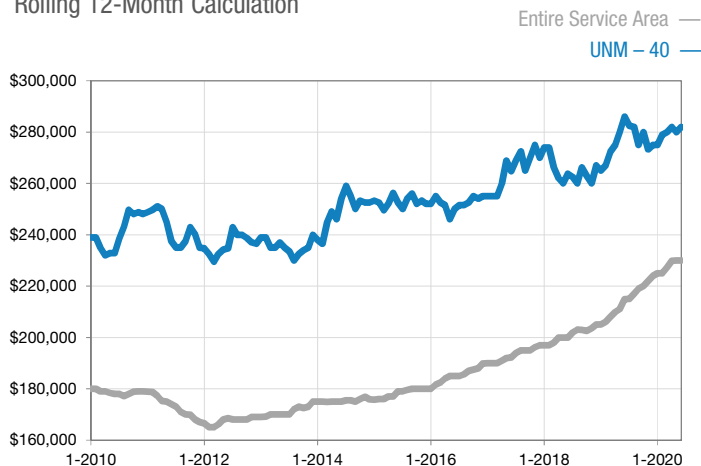
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	19	8	- 57.9%
Pending Sales	2	1	- 50.0%	11	4	- 63.6%
Closed Sales	4	2	- 50.0%	9	3	- 66.7%
Days on Market Until Sale	52	18	- 65.4%	58	22	- 62.1%
Median Sales Price*	\$200,000	<b>\$190,650</b>	- 4.7%	\$197,000	<b>\$190,000</b>	- 3.6%
Average Sales Price*	\$220,975	<b>\$190,650</b>	- 13.7%	\$212,878	<b>\$190,433</b>	- 10.5%
Percent of List Price Received*	96.4%	<b>98.6%</b>	+ 2.3%	96.2%	<b>99.1%</b>	+ 3.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	5.6	4.8	- 14.3%	--	--	--

\* 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.

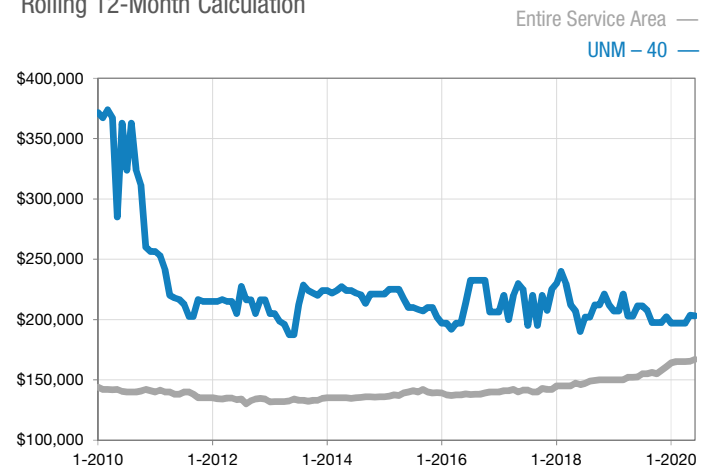
### Median Sales Price - Single-Family Detached

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.