

# Local Market Update for June 2020

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



## UNM South – 42

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

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	30	<b>35</b>	+ 16.7%	180	<b>178</b>	- 1.1%
Pending Sales	15	<b>35</b>	+ 133.3%	106	<b>123</b>	+ 16.0%
Closed Sales	23	<b>20</b>	- 13.0%	110	<b>100</b>	- 9.1%
Days on Market Until Sale	13	<b>36</b>	+ 176.9%	38	<b>34</b>	- 10.5%
Median Sales Price*	\$215,000	<b>\$219,750</b>	+ 2.2%	\$236,250	<b>\$233,000</b>	- 1.4%
Average Sales Price*	\$233,657	<b>\$216,255</b>	- 7.4%	\$260,045	<b>\$250,704</b>	- 3.6%
Percent of List Price Received*	99.0%	<b>96.9%</b>	- 2.1%	97.7%	<b>97.6%</b>	- 0.1%
Inventory of Homes for Sale	68	<b>35</b>	- 48.5%	--	--	--
Months Supply of Inventory	4.2	<b>1.8</b>	- 57.1%	--	--	--

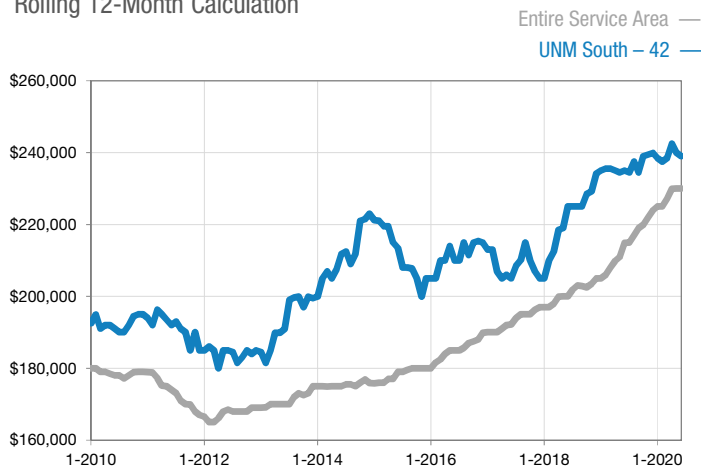
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	7	<b>5</b>	- 28.6%	29	<b>33</b>	+ 13.8%
Pending Sales	5	<b>7</b>	+ 40.0%	14	<b>23</b>	+ 64.3%
Closed Sales	1	<b>1</b>	0.0%	11	<b>20</b>	+ 81.8%
Days on Market Until Sale	69	<b>7</b>	- 89.9%	77	<b>31</b>	- 59.7%
Median Sales Price*	\$167,500	<b>\$52,500</b>	- 68.7%	\$130,000	<b>\$68,450</b>	- 47.3%
Average Sales Price*	\$167,500	<b>\$52,500</b>	- 68.7%	\$170,375	<b>\$147,174</b>	- 13.6%
Percent of List Price Received*	96.4%	<b>95.5%</b>	- 0.9%	92.6%	<b>101.6%</b>	+ 9.7%
Inventory of Homes for Sale	12	<b>10</b>	- 16.7%	--	--	--
Months Supply of Inventory	4.9	<b>3.2</b>	- 34.7%	--	--	--

\* 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.

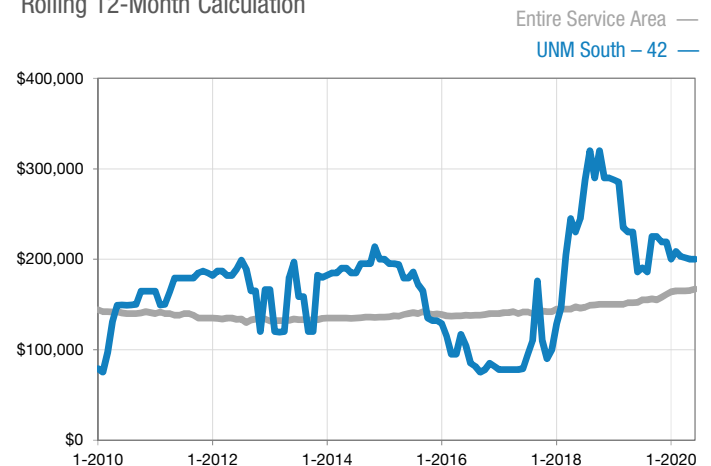
### Median Sales Price - Single-Family Detached

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.