Local Market Update for June 2020

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

gaar

Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached

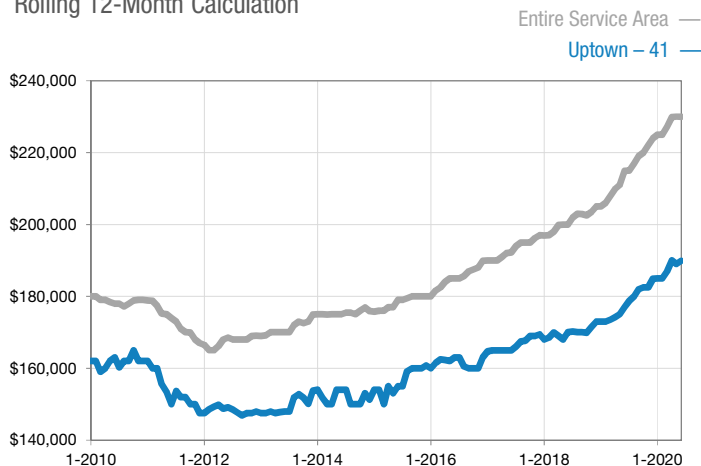| Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	46	40	- 13.0%	267	216	- 19.1%
Pending Sales	42	48	+ 14.3%	208	222	+ 6.7%
Closed Sales	42	35	- 16.7%	187	188	+ 0.5%
Days on Market Until Sale	16	16	0.0%	38	30	- 21.1%
Median Sales Price*	$202,750	$205,000	+ 1.1%	$177,120	$195,500	+ 10.4%
Average Sales Price*	$216,047	$204,676	- 5.3%	$194,314	$203,783	+ 4.9%
Percent of List Price Received*	97.7%	99.0%	+ 1.3%	98.1%	99.6%	+ 1.5%
Inventory of Homes for Sale	65	13	- 80.0%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	7	10	+ 42.9%	51	36	- 29.4%
Pending Sales	10	9	- 10.0%	43	33	- 23.3%
Closed Sales	10	5	- 50.0%	38	26	- 31.6%
Days on Market Until Sale	32	24	- 25.0%	38	34	- 10.5%
Median Sales Price*	$99,000	$95,000	- 4.0%	$102,500	$96,000	- 6.3%
Average Sales Price*	$102,160	$89,580	- 12.3%	$95,378	$113,543	+ 19.0%
Percent of List Price Received*	98.5%	96.5%	- 2.0%	97.1%	95.7%	- 1.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* 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.
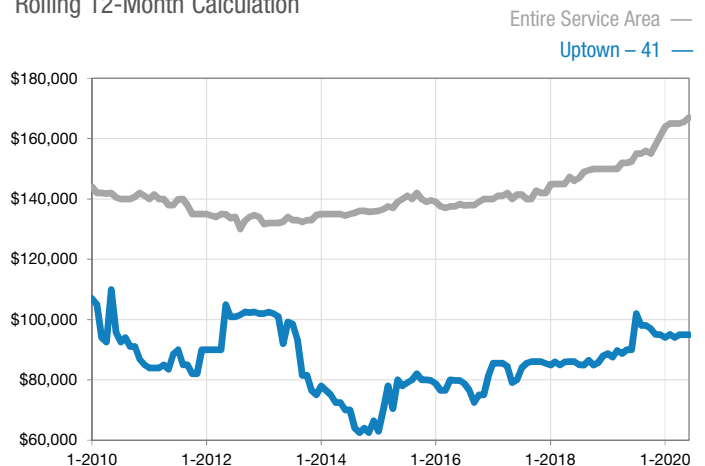
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Uptown – 41 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Uptown – 41 —

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.