

Local Market Update for June 2020

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 6-2019 | Thru 6-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 10 | 7 | - 30.0% | 66 | 53 | - 19.7% |
| Pending Sales | 11 | 9 | - 18.2% | 57 | 49 | - 14.0% |
| Closed Sales | 6 | 8 | + 33.3% | 48 | 45 | - 6.3% |
| Days on Market Until Sale | 42 | 14 | - 66.7% | 39 | 32 | - 17.9% |
| Median Sales Price* | \$265,000 | \$183,000 | - 30.9% | \$159,500 | \$205,000 | + 28.5% |
| Average Sales Price* | \$283,083 | \$227,357 | - 19.7% | \$185,324 | \$230,512 | + 24.4% |
| Percent of List Price Received* | 96.9% | 100.9% | + 4.1% | 96.7% | 98.1% | + 1.4% |
| Inventory of Homes for Sale | 23 | 6 | - 73.9% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 0.7 | - 73.1% | -- | -- | -- |

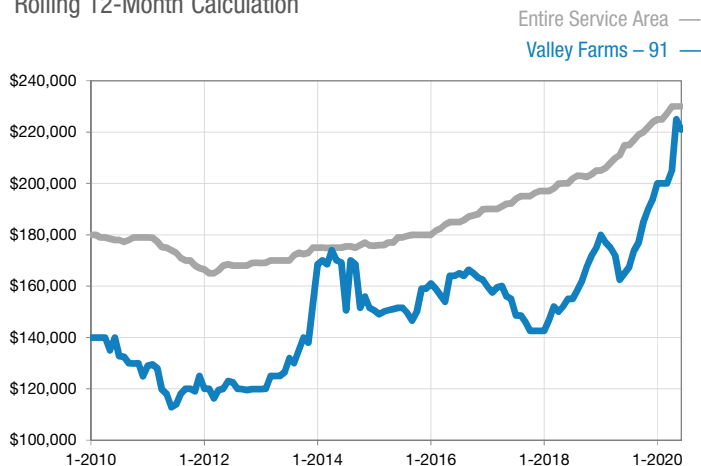
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 6-2019 | Thru 6-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 0 | 1 | -- |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

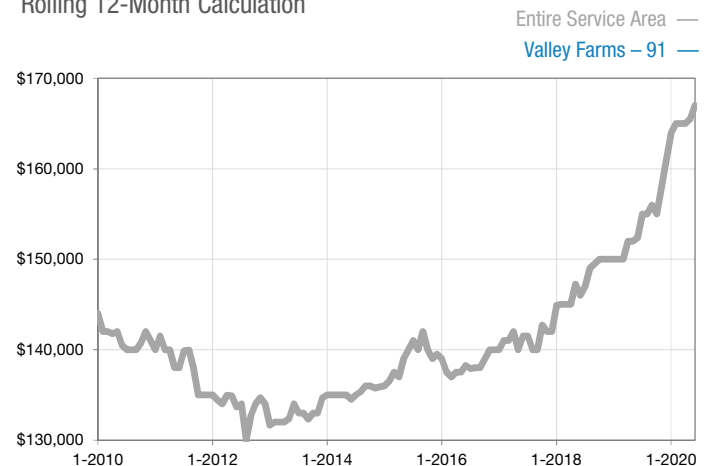
Median Sales Price - Single-Family Detached

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.