

Local Market Update for June 2020

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	4	4	0.0%	26	20	- 23.1%
Pending Sales	2	1	- 50.0%	17	13	- 23.5%
Closed Sales	6	1	- 83.3%	17	12	- 29.4%
Days on Market Until Sale	35	13	- 62.9%	42	23	- 45.2%
Median Sales Price*	\$520,000	\$465,000	- 10.6%	\$390,000	\$412,450	+ 5.8%
Average Sales Price*	\$505,833	\$465,000	- 8.1%	\$481,715	\$432,900	- 10.1%
Percent of List Price Received*	98.5%	97.9%	- 0.6%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--

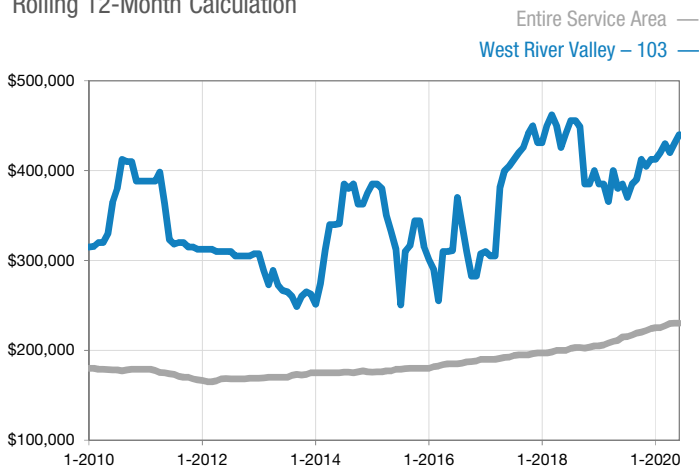
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	--	--	--	56	--	--
Median Sales Price*	--	--	--	\$243,990	--	--
Average Sales Price*	--	--	--	\$233,849	--	--
Percent of List Price Received*	--	--	--	97.7%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
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.

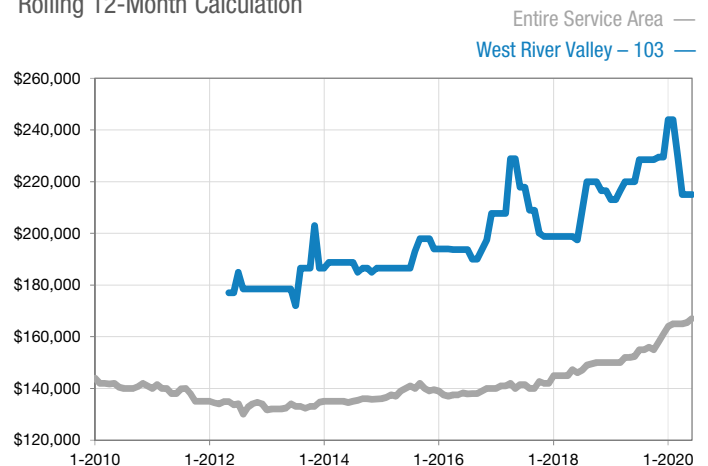
Median Sales Price - Single-Family Detached

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.