# Local Market Update for June 2020

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

**gaar**

# North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

## Single-Family Detached

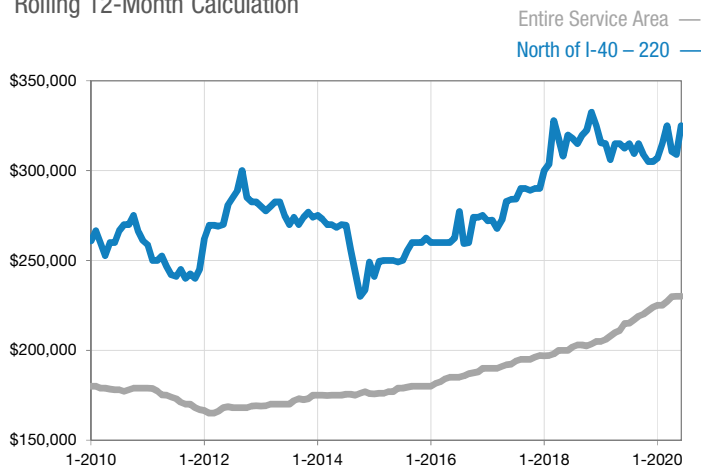| Key Metrics | June 2019 | June 2020 | Percent Change | Year to Date Thru 6-2019 | Year to Date Thru 6-2020 | Percent Change |
|---|---|---|---|---|---|---|
| New Listings | 32 | 23 | - 28.1% | 124 | 110 | - 11.3% |
| Pending Sales | 15 | 18 | + 20.0% | 70 | 82 | + 17.1% |
| Closed Sales | 9 | 21 | + 133.3% | 59 | 69 | + 16.9% |
| Days on Market Until Sale | 15 | 55 | + 266.7% | 47 | 40 | - 14.9% |
| Median Sales Price* | $350,000 | $392,000 | + 12.0% | $305,000 | $342,000 | + 12.1% |
| Average Sales Price* | $353,778 | $402,440 | + 13.8% | $346,890 | $376,864 | + 8.6% |
| Percent of List Price Received* | 97.9% | 99.8% | + 1.9% | 96.8% | 98.7% | + 2.0% |
| Inventory of Homes for Sale | 71 | 37 | - 47.9% | -- | -- | -- |
| Months Supply of Inventory | 6.2 | 2.9 | - 53.2% | -- | -- | -- |

\* 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 2019 | June 2020 | Percent Change | Year to Date Thru 6-2019 | Year to Date Thru 6-2020 | Percent Change |
|---|---|---|---|---|---|---|
| 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.
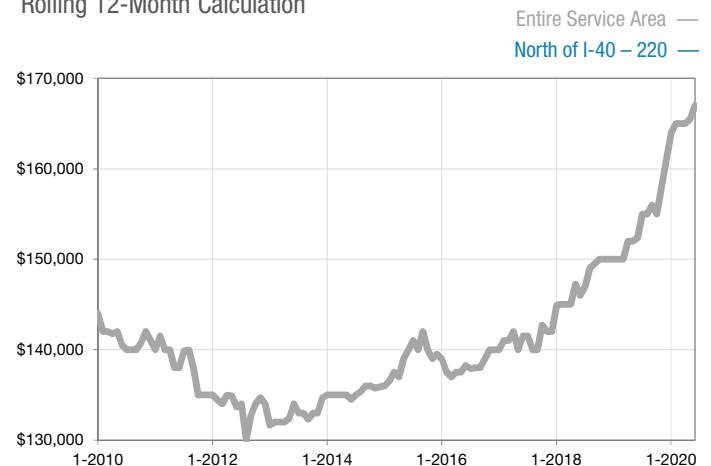
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —



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

Entire Service Area —
North of I-40 – 220 —



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.