Local Market Update for June 2020

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

gaar

Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached

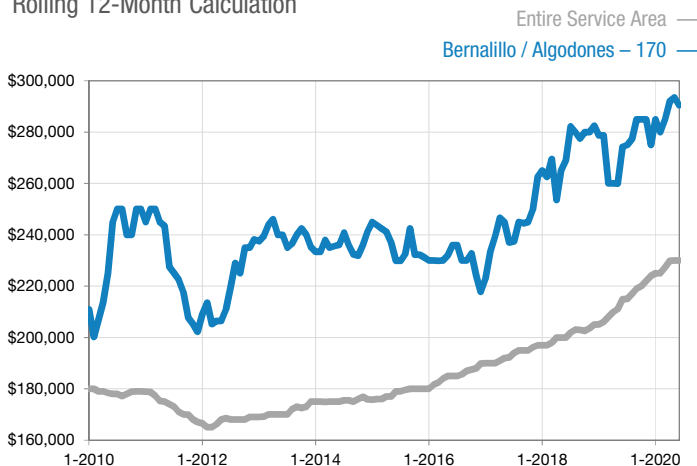| Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	19	8	- 57.9%	86	66	- 23.3%
Pending Sales	4	12	+ 200.0%	58	57	- 1.7%
Closed Sales	10	8	- 20.0%	57	51	- 10.5%
Days on Market Until Sale	25	57	+ 128.0%	62	52	- 16.1%
Median Sales Price*	$321,000	$274,925	- 14.4%	$243,985	$284,900	+ 16.8%
Average Sales Price*	$314,705	$273,600	- 13.1%	$246,254	$291,385	+ 18.3%
Percent of List Price Received*	98.0%	99.3%	+ 1.3%	96.8%	97.8%	+ 1.0%
Inventory of Homes for Sale	40	22	- 45.0%	--	--	--
Months Supply of Inventory	4.6	2.1	- 54.3%	--	--	--

* 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	2	1	- 50.0%	5	3	- 40.0%
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	61	14	- 77.0%
Median Sales Price*	--	--	--	$130,000	$78,500	- 39.6%
Average Sales Price*	--	--	--	$130,000	$78,500	- 39.6%
Percent of List Price Received*	--	--	--	93.9%	112.3%	+ 19.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	--	--	--	--	--

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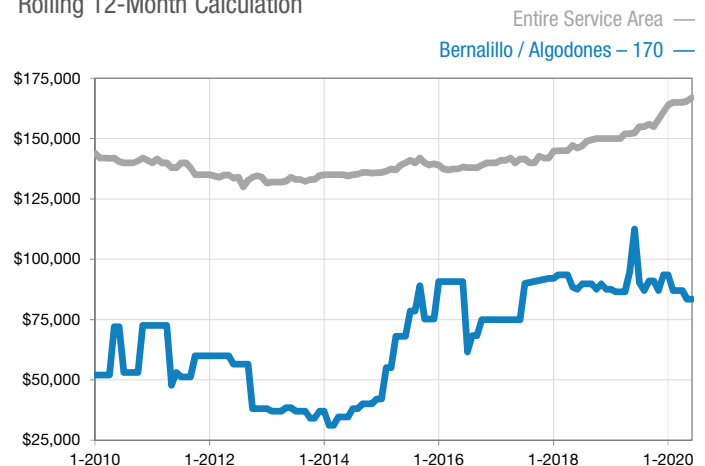
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Bernalillo / Algodones – 170 —

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

Entire Service Area —
Bernalillo / Algodones – 170 —

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.