

Local Market Update for June 2021

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



87124

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	106	104	- 1.9%	598	588	- 1.7%
Pending Sales	120	103	- 14.2%	566	570	+ 0.7%
Closed Sales	89	101	+ 13.5%	488	521	+ 6.8%
Days on Market Until Sale	17	6	- 64.7%	25	12	- 52.0%
Median Sales Price*	\$239,900	\$296,108	+ 23.4%	\$232,750	\$275,000	+ 18.2%
Average Sales Price*	\$259,198	\$317,113	+ 22.3%	\$254,560	\$301,641	+ 18.5%
Percent of List Price Received*	100.0%	102.1%	+ 2.1%	99.1%	101.2%	+ 2.1%
Inventory of Homes for Sale	72	39	- 45.8%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

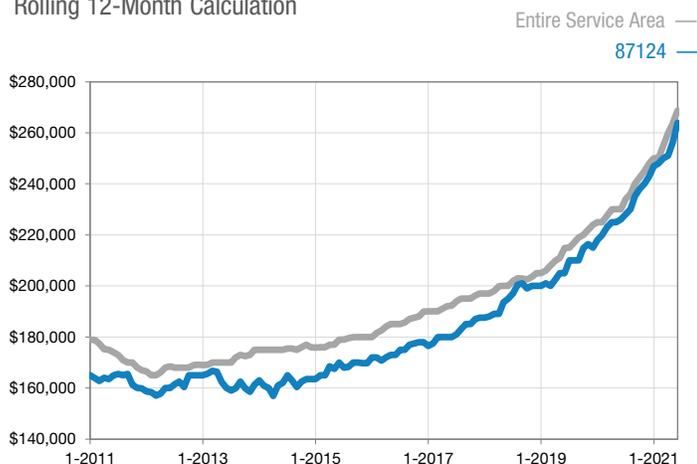
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	52	58	+ 11.5%
Pending Sales	11	10	- 9.1%	49	59	+ 20.4%
Closed Sales	11	12	+ 9.1%	46	56	+ 21.7%
Days on Market Until Sale	33	14	- 57.6%	29	9	- 69.0%
Median Sales Price*	\$173,250	\$133,650	- 22.9%	\$165,000	\$152,500	- 7.6%
Average Sales Price*	\$168,609	\$171,358	+ 1.6%	\$153,490	\$167,754	+ 9.3%
Percent of List Price Received*	96.6%	100.3%	+ 3.8%	96.9%	101.1%	+ 4.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	0.7	0.1	- 85.7%	--	--	--

* 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.

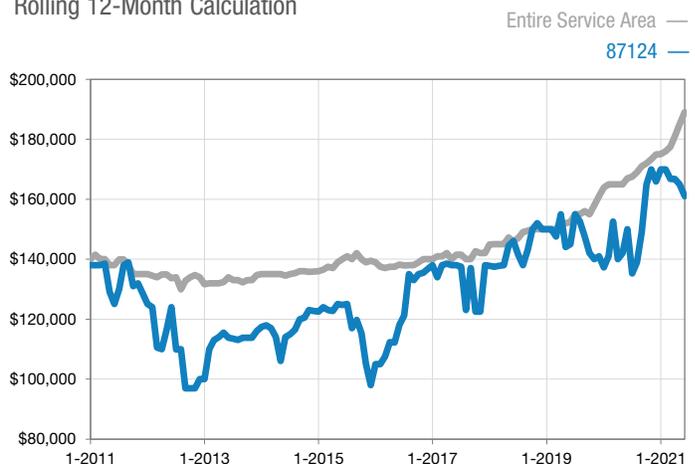
Median Sales Price - Single-Family Detached

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.