

Local Market Update for June 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	27	23	- 14.8%	149	131	- 12.1%
Pending Sales	35	23	- 34.3%	133	118	- 11.3%
Closed Sales	29	18	- 37.9%	103	107	+ 3.9%
Days on Market Until Sale	28	10	- 64.3%	30	14	- 53.3%
Median Sales Price*	\$258,000	\$339,000	+ 31.4%	\$249,000	\$305,000	+ 22.5%
Average Sales Price*	\$297,547	\$360,312	+ 21.1%	\$276,572	\$324,022	+ 17.2%
Percent of List Price Received*	97.9%	101.9%	+ 4.1%	98.3%	100.8%	+ 2.5%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

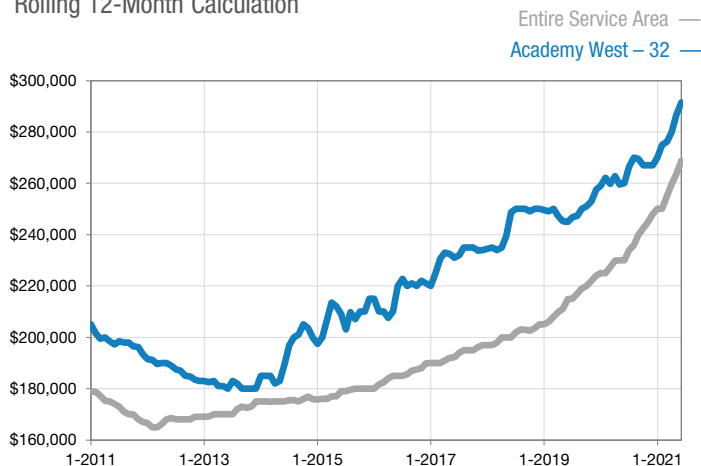
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	13	24	+ 84.6%	85	95	+ 11.8%
Pending Sales	16	20	+ 25.0%	79	86	+ 8.9%
Closed Sales	11	12	+ 9.1%	67	74	+ 10.4%
Days on Market Until Sale	21	6	- 71.4%	17	8	- 52.9%
Median Sales Price*	\$156,000	\$128,500	- 17.6%	\$175,000	\$182,000	+ 4.0%
Average Sales Price*	\$159,673	\$181,250	+ 13.5%	\$185,509	\$179,867	- 3.0%
Percent of List Price Received*	97.8%	102.9%	+ 5.2%	98.6%	100.1%	+ 1.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

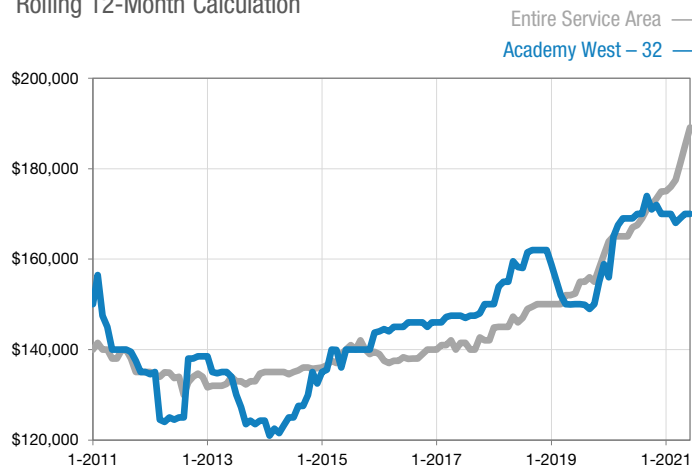
Median Sales Price - Single-Family Detached

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.