

Local Market Update for June 2021

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



87031

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	56	57	+ 1.8%	320	334	+ 4.4%
Pending Sales	61	54	- 11.5%	280	311	+ 11.1%
Closed Sales	40	60	+ 50.0%	220	278	+ 26.4%
Days on Market Until Sale	58	14	- 75.9%	51	26	- 49.0%
Median Sales Price*	\$215,500	\$255,000	+ 18.3%	\$215,250	\$247,900	+ 15.2%
Average Sales Price*	\$225,253	\$259,535	+ 15.2%	\$220,274	\$260,883	+ 18.4%
Percent of List Price Received*	97.5%	101.4%	+ 4.0%	98.3%	100.2%	+ 1.9%
Inventory of Homes for Sale	97	45	- 53.6%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--

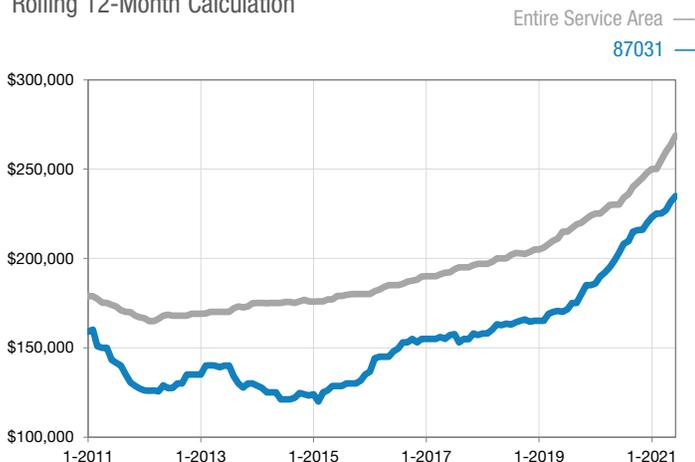
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	0	5	--	11	19	+ 72.7%
Pending Sales	0	6	--	14	18	+ 28.6%
Closed Sales	3	2	- 33.3%	17	13	- 23.5%
Days on Market Until Sale	41	1	- 97.6%	33	6	- 81.8%
Median Sales Price*	\$135,000	\$188,500	+ 39.6%	\$143,500	\$170,000	+ 18.5%
Average Sales Price*	\$141,000	\$188,500	+ 33.7%	\$145,084	\$160,723	+ 10.8%
Percent of List Price Received*	99.5%	101.8%	+ 2.3%	98.7%	101.0%	+ 2.3%
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.

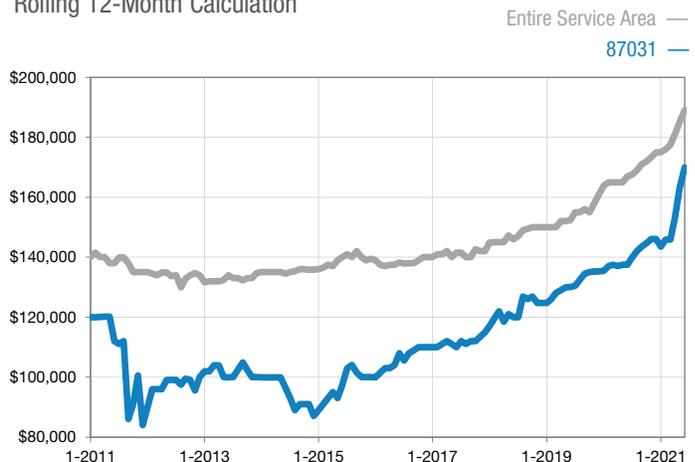
Median Sales Price - Single-Family Detached

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.