

Local Market Update for June 2021

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	38	36	- 5.3%	138	164	+ 18.8%
Pending Sales	19	31	+ 63.2%	100	128	+ 28.0%
Closed Sales	15	27	+ 80.0%	90	108	+ 20.0%
Days on Market Until Sale	45	17	- 62.2%	46	20	- 56.5%
Median Sales Price*	\$340,000	\$390,000	+ 14.7%	\$327,450	\$355,000	+ 8.4%
Average Sales Price*	\$340,453	\$507,917	+ 49.2%	\$418,632	\$435,315	+ 4.0%
Percent of List Price Received*	99.5%	100.4%	+ 0.9%	98.1%	100.2%	+ 2.1%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--

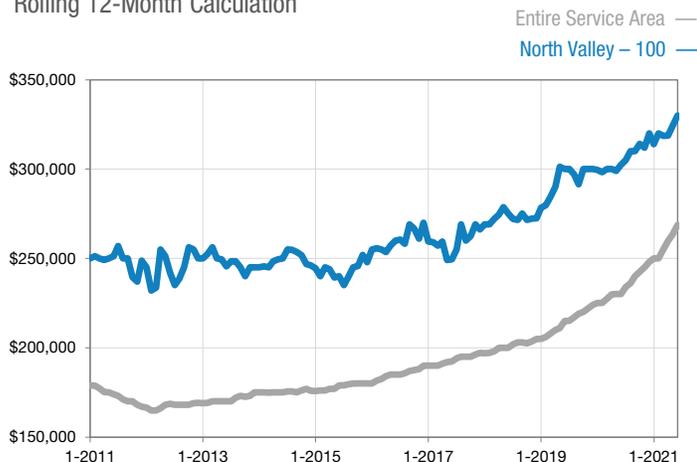
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	4	6	+ 50.0%	28	23	- 17.9%
Pending Sales	5	6	+ 20.0%	27	23	- 14.8%
Closed Sales	7	8	+ 14.3%	25	22	- 12.0%
Days on Market Until Sale	14	2	- 85.7%	9	5	- 44.4%
Median Sales Price*	\$152,000	\$174,500	+ 14.8%	\$152,000	\$177,500	+ 16.8%
Average Sales Price*	\$146,500	\$168,500	+ 15.0%	\$154,892	\$192,972	+ 24.6%
Percent of List Price Received*	97.2%	104.2%	+ 7.2%	98.5%	102.8%	+ 4.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.

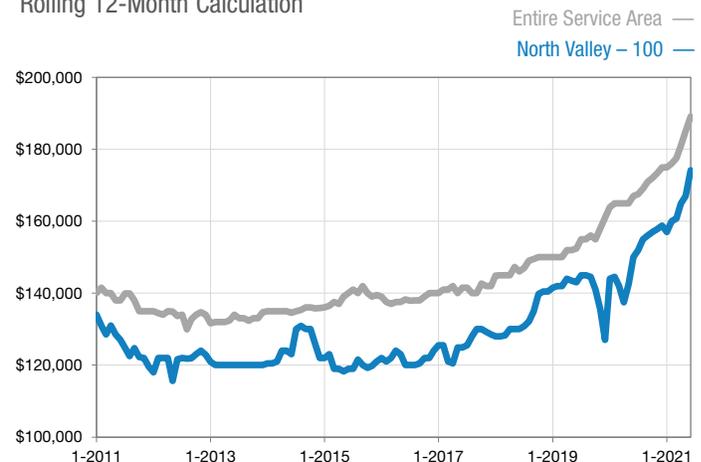
Median Sales Price - Single-Family Detached

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.