

Local Market Update for June 2021

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



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Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	96	91	- 5.2%	485	458	- 5.6%
Pending Sales	89	73	- 18.0%	425	434	+ 2.1%
Closed Sales	83	86	+ 3.6%	366	411	+ 12.3%
Days on Market Until Sale	30	6	- 80.0%	35	17	- 51.4%
Median Sales Price*	\$352,000	\$375,000	+ 6.5%	\$300,000	\$355,500	+ 18.5%
Average Sales Price*	\$384,666	\$435,765	+ 13.3%	\$347,130	\$413,261	+ 19.1%
Percent of List Price Received*	98.3%	102.2%	+ 4.0%	98.4%	101.0%	+ 2.6%
Inventory of Homes for Sale	94	45	- 52.1%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

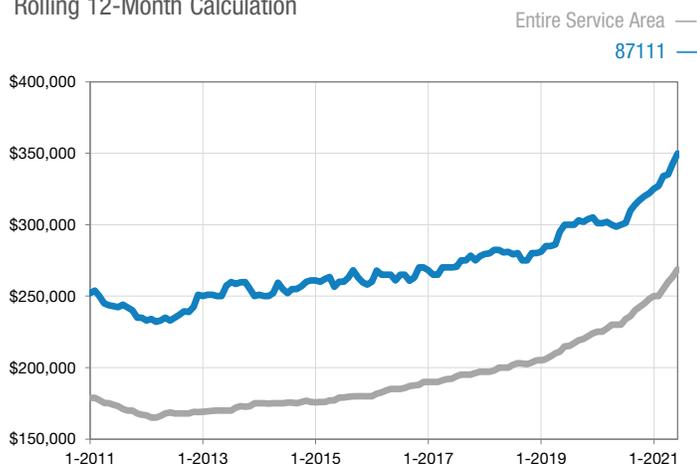
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	19	20	+ 5.3%	113	106	- 6.2%
Pending Sales	21	22	+ 4.8%	95	105	+ 10.5%
Closed Sales	17	22	+ 29.4%	92	99	+ 7.6%
Days on Market Until Sale	25	6	- 76.0%	34	13	- 61.8%
Median Sales Price*	\$210,500	\$227,500	+ 8.1%	\$191,250	\$245,000	+ 28.1%
Average Sales Price*	\$208,794	\$242,205	+ 16.0%	\$208,917	\$247,927	+ 18.7%
Percent of List Price Received*	98.6%	102.1%	+ 3.5%	98.2%	101.2%	+ 3.1%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

* 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.

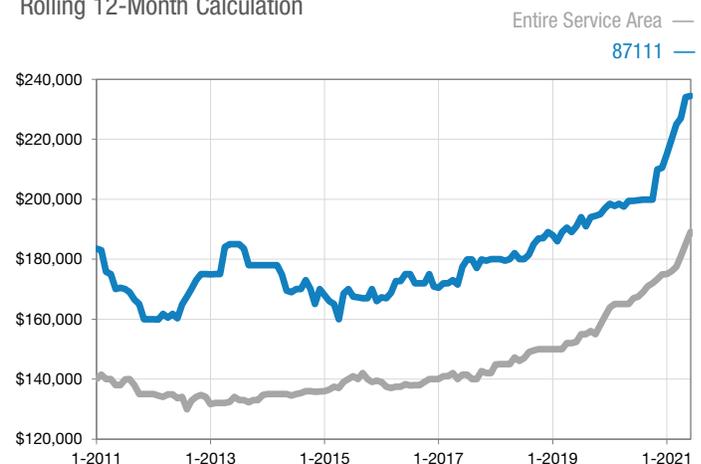
Median Sales Price - Single-Family Detached

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.