

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	66	76	+ 15.2%	374	343	- 8.3%
Pending Sales	64	71	+ 10.9%	360	331	- 8.1%
Closed Sales	80	55	- 31.3%	310	301	- 2.9%
Days on Market Until Sale	26	6	- 76.9%	26	14	- 46.2%
Median Sales Price*	\$213,500	\$250,000	+ 17.1%	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	\$226,144	\$275,799	+ 22.0%	\$225,173	\$258,248	+ 14.7%
Percent of List Price Received*	99.7%	102.4%	+ 2.7%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	53	31	- 41.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

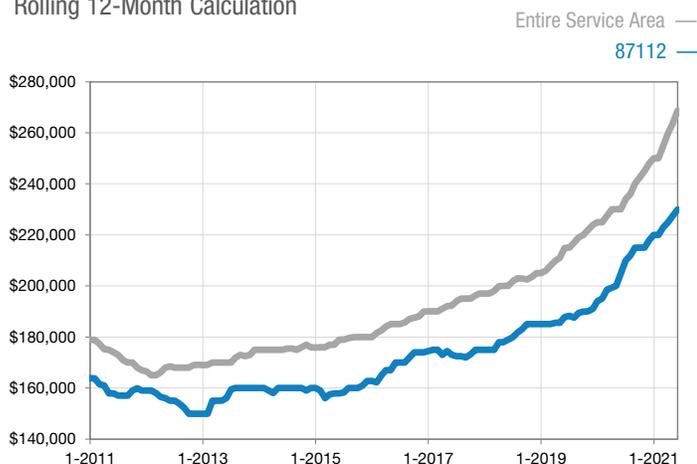
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	15	8	- 46.7%	61	44	- 27.9%
Pending Sales	11	10	- 9.1%	57	45	- 21.1%
Closed Sales	11	8	- 27.3%	47	44	- 6.4%
Days on Market Until Sale	33	4	- 87.9%	28	18	- 35.7%
Median Sales Price*	\$170,000	\$228,250	+ 34.3%	\$169,000	\$197,291	+ 16.7%
Average Sales Price*	\$162,318	\$232,688	+ 43.4%	\$157,128	\$195,300	+ 24.3%
Percent of List Price Received*	96.9%	101.4%	+ 4.6%	98.5%	101.0%	+ 2.5%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	1.6	0.1	- 93.8%	--	--	--

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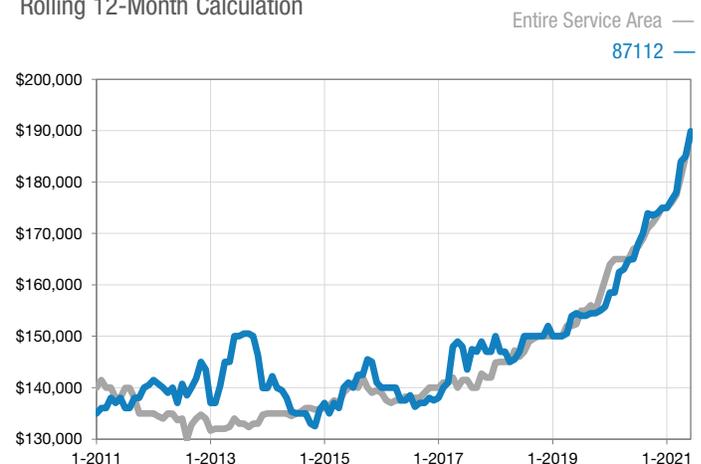
Median Sales Price - Single-Family Detached

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.