

Local Market Update for June 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	36	29	- 19.4%	158	158	0.0%
Pending Sales	35	22	- 37.1%	130	137	+ 5.4%
Closed Sales	21	36	+ 71.4%	102	130	+ 27.5%
Days on Market Until Sale	18	13	- 27.8%	27	20	- 25.9%
Median Sales Price*	\$400,000	\$447,500	+ 11.9%	\$392,500	\$449,700	+ 14.6%
Average Sales Price*	\$439,110	\$522,573	+ 19.0%	\$415,195	\$508,639	+ 22.5%
Percent of List Price Received*	97.9%	100.4%	+ 2.6%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	39	19	- 51.3%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

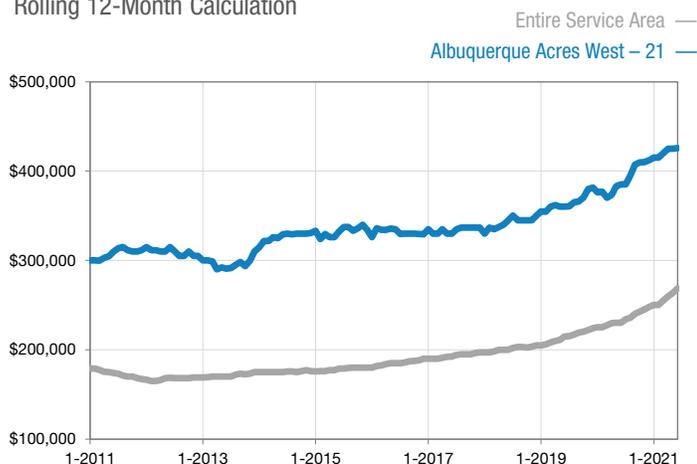
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	5	6	+ 20.0%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	2	1	- 50.0%	4	5	+ 25.0%
Days on Market Until Sale	2	3	+ 50.0%	4	5	+ 25.0%
Median Sales Price*	\$215,000	\$346,000	+ 60.9%	\$212,500	\$349,000	+ 64.2%
Average Sales Price*	\$215,000	\$346,000	+ 60.9%	\$212,500	\$335,800	+ 58.0%
Percent of List Price Received*	100.5%	100.0%	- 0.5%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

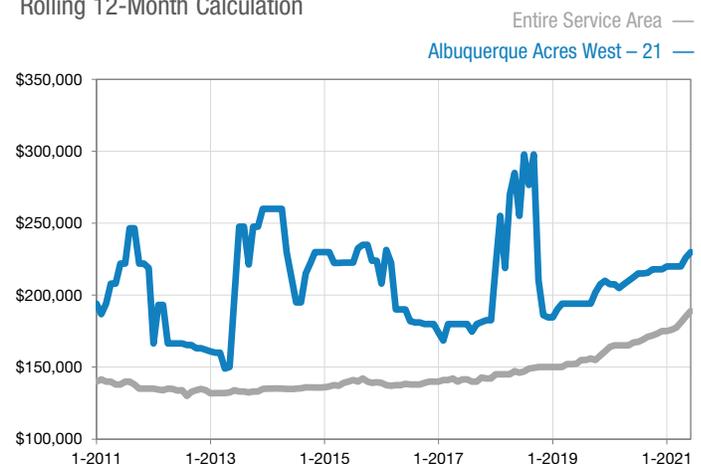
Median Sales Price - Single-Family Detached

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.