Local Market Update for June 2021

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

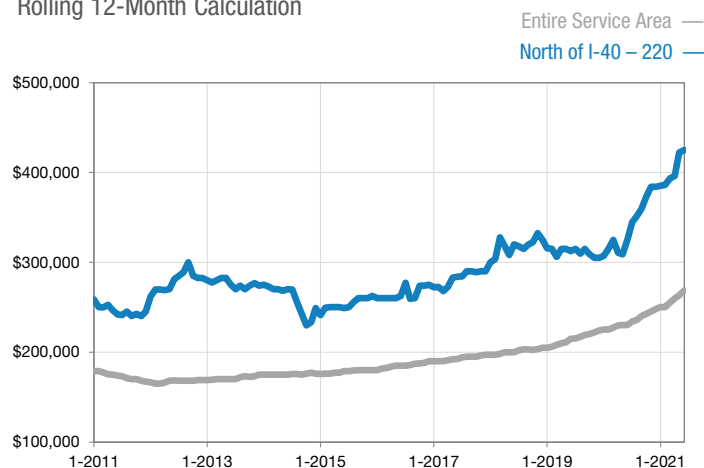| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	23	21	- 8.7%	110	107	- 2.7%
Pending Sales	15	22	+ 46.7%	79	94	+ 19.0%
Closed Sales	21	21	0.0%	69	82	+ 18.8%
Days on Market Until Sale	55	10	- 81.8%	40	33	- 17.5%
Median Sales Price*	$392,000	$506,000	+ 29.1%	$342,000	$449,500	+ 31.4%
Average Sales Price*	$397,679	$509,381	+ 28.1%	$375,414	$475,382	+ 26.6%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	98.4%	99.3%	+ 0.9%
Inventory of Homes for Sale	41	22	- 46.3%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.
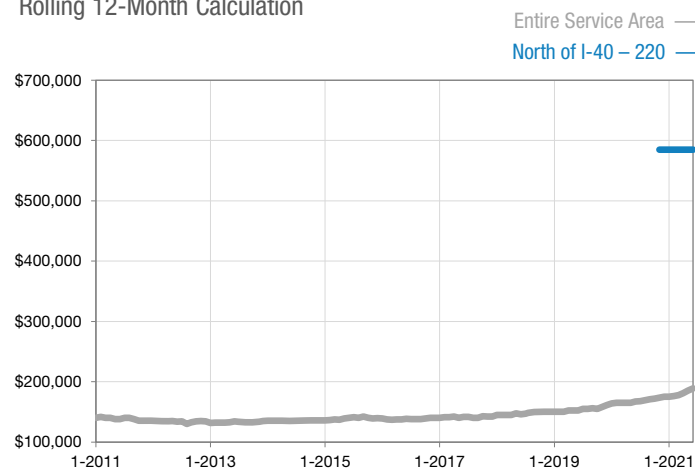
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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.