

Local Market Update for June 2021

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



87048

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	17	14	- 17.6%	95	88	- 7.4%
Pending Sales	13	14	+ 7.7%	73	83	+ 13.7%
Closed Sales	10	14	+ 40.0%	66	75	+ 13.6%
Days on Market Until Sale	164	20	- 87.8%	84	37	- 56.0%
Median Sales Price*	\$606,500	\$602,500	- 0.7%	\$559,500	\$617,750	+ 10.4%
Average Sales Price*	\$655,350	\$607,821	- 7.3%	\$574,215	\$692,530	+ 20.6%
Percent of List Price Received*	97.6%	100.8%	+ 3.3%	96.6%	98.5%	+ 2.0%
Inventory of Homes for Sale	31	11	- 64.5%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

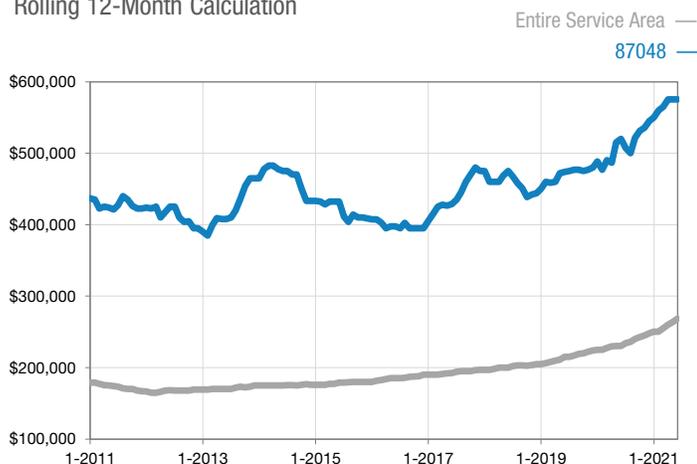
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	1	1	0.0%	2	3	+ 50.0%
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	11	1	- 90.9%
Median Sales Price*	--	--	--	\$320,000	\$282,000	- 11.9%
Average Sales Price*	--	--	--	\$320,000	\$271,000	- 15.3%
Percent of List Price Received*	--	--	--	95.5%	96.9%	+ 1.5%
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.

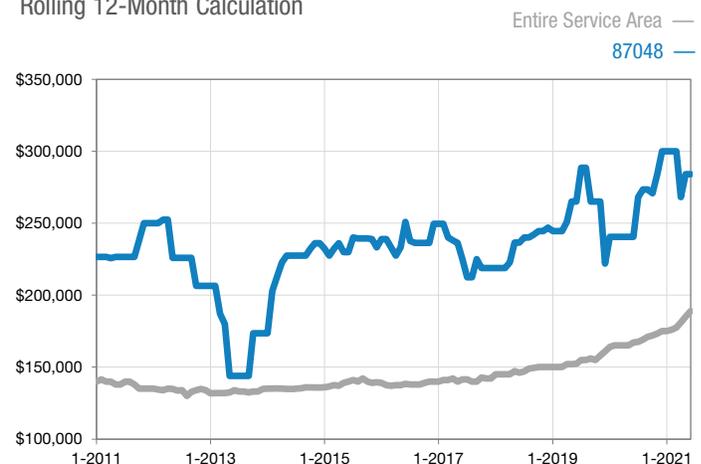
Median Sales Price - Single-Family Detached

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.