

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		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	49	41	- 16.3%	241	214	- 11.2%
Pending Sales	51	38	- 25.5%	213	194	- 8.9%
Closed Sales	48	32	- 33.3%	171	176	+ 2.9%
Days on Market Until Sale	25	8	- 68.0%	27	12	- 55.6%
Median Sales Price*	\$291,250	\$353,750	+ 21.5%	\$269,900	\$320,000	+ 18.6%
Average Sales Price*	\$306,451	\$380,707	+ 24.2%	\$287,338	\$335,839	+ 16.9%
Percent of List Price Received*	98.5%	101.9%	+ 3.5%	98.6%	100.9%	+ 2.3%
Inventory of Homes for Sale	34	19	- 44.1%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

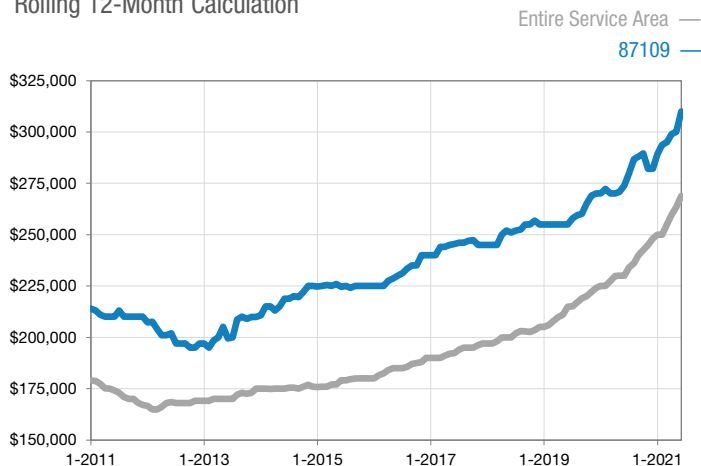
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	15	27	+ 80.0%	101	104	+ 3.0%
Pending Sales	17	23	+ 35.3%	93	93	0.0%
Closed Sales	12	15	+ 25.0%	84	80	- 4.8%
Days on Market Until Sale	19	8	- 57.9%	20	8	- 60.0%
Median Sales Price*	\$161,950	\$130,000	- 19.7%	\$185,331	\$190,000	+ 2.5%
Average Sales Price*	\$173,275	\$189,333	+ 9.3%	\$184,238	\$184,777	+ 0.3%
Percent of List Price Received*	98.0%	102.6%	+ 4.7%	98.2%	100.2%	+ 2.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

