

Local Market Update for June 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	24	11	- 54.2%	108	109	+ 0.9%
Pending Sales	26	12	- 53.8%	89	98	+ 10.1%
Closed Sales	9	23	+ 155.6%	65	108	+ 66.2%
Days on Market Until Sale	58	10	- 82.8%	43	21	- 51.2%
Median Sales Price*	\$152,000	\$195,000	+ 28.3%	\$150,950	\$182,500	+ 20.9%
Average Sales Price*	\$153,234	\$209,127	+ 36.5%	\$151,051	\$195,224	+ 29.2%
Percent of List Price Received*	98.3%	102.9%	+ 4.7%	97.2%	100.2%	+ 3.1%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

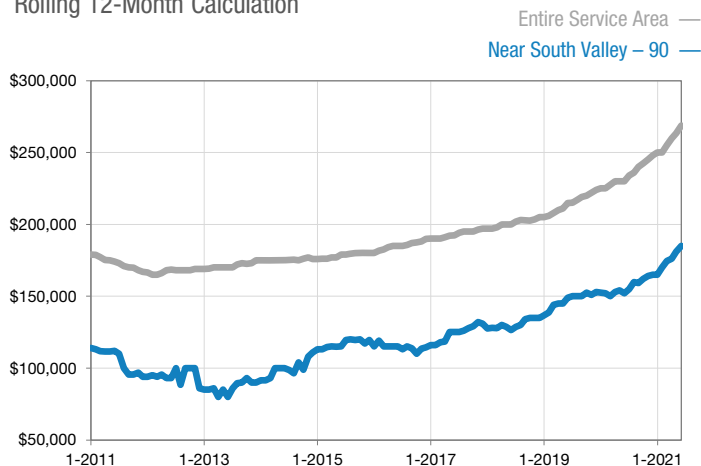
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	0	1	--	8	7	- 12.5%
Pending Sales	2	1	- 50.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	14	--	--	12	4	- 66.7%
Median Sales Price*	\$139,000	--	--	\$110,000	\$155,000	+ 40.9%
Average Sales Price*	\$139,000	--	--	\$106,414	\$139,667	+ 31.2%
Percent of List Price Received*	100.0%	--	--	94.1%	101.1%	+ 7.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

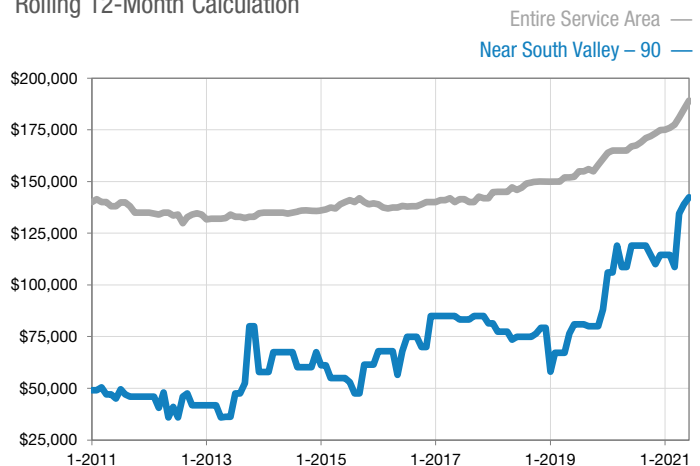
Median Sales Price - Single-Family Detached

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.