

Local Market Update for June 2021

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



87121

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	102	87	- 14.7%	526	505	- 4.0%
Pending Sales	96	86	- 10.4%	501	489	- 2.4%
Closed Sales	78	81	+ 3.8%	422	451	+ 6.9%
Days on Market Until Sale	19	9	- 52.6%	27	7	- 74.1%
Median Sales Price*	\$176,000	\$217,000	+ 23.3%	\$174,000	\$210,000	+ 20.7%
Average Sales Price*	\$178,823	\$220,616	+ 23.4%	\$177,837	\$211,975	+ 19.2%
Percent of List Price Received*	99.6%	101.4%	+ 1.8%	99.6%	101.8%	+ 2.2%
Inventory of Homes for Sale	63	31	- 50.8%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

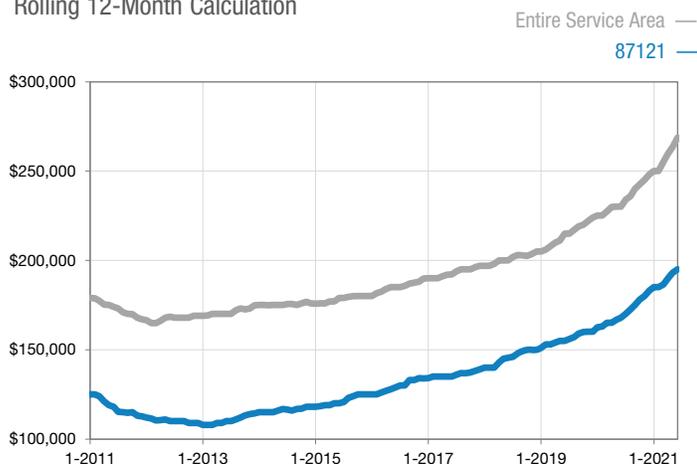
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	1	1	0.0%	17	12	- 29.4%
Pending Sales	4	1	- 75.0%	19	11	- 42.1%
Closed Sales	1	2	+ 100.0%	16	14	- 12.5%
Days on Market Until Sale	206	5	- 97.6%	57	5	- 91.2%
Median Sales Price*	\$185,900	\$202,500	+ 8.9%	\$148,000	\$168,500	+ 13.9%
Average Sales Price*	\$185,900	\$202,500	+ 8.9%	\$140,313	\$170,781	+ 21.7%
Percent of List Price Received*	100.0%	104.2%	+ 4.2%	99.1%	100.7%	+ 1.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

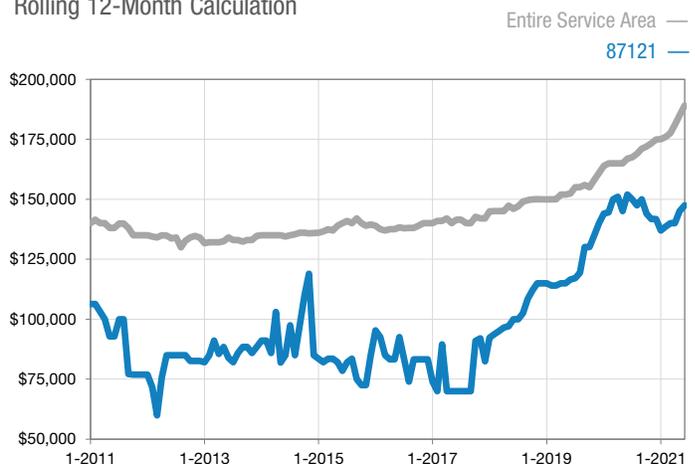
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.