Local Market Update for June 2021

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

gaar

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Single-Family Detached

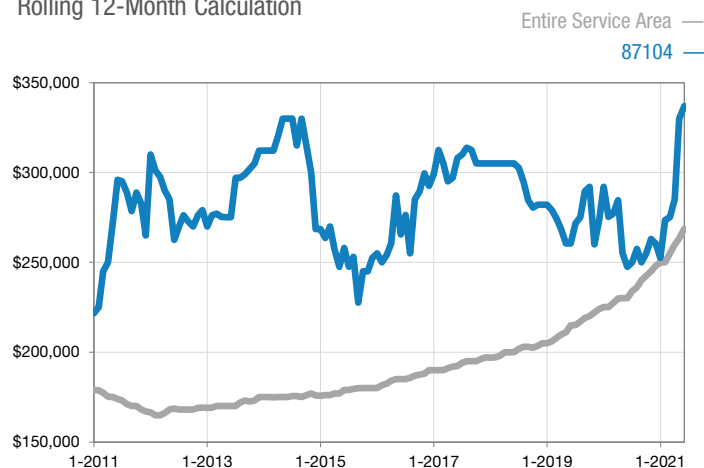| Key Metrics	June 2020	June 2021	Percent Change	Year to Date Thru 6-2020	Year to Date Thru 6-2021	Percent Change
New Listings	22	20	- 9.1%	128	89	- 30.5%
Pending Sales	16	20	+ 25.0%	76	80	+ 5.3%
Closed Sales	13	7	- 46.2%	68	63	- 7.4%
Days on Market Until Sale	24	3	- 87.5%	34	23	- 32.4%
Median Sales Price*	$275,000	$479,000	+ 74.2%	$222,450	$367,500	+ 65.2%
Average Sales Price*	$340,106	$456,820	+ 34.3%	$307,835	$404,511	+ 31.4%
Percent of List Price Received*	98.7%	100.5%	+ 1.8%	98.2%	100.2%	+ 2.0%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--

* 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 2020	June 2021	Percent Change	Year to Date Thru 6-2020	Year to Date Thru 6-2021	Percent Change
New Listings	4	5	+ 25.0%	40	23	- 42.5%
Pending Sales	5	4	- 20.0%	27	20	- 25.9%
Closed Sales	8	4	- 50.0%	24	16	- 33.3%
Days on Market Until Sale	39	5	- 87.2%	32	8	- 75.0%
Median Sales Price*	$252,000	$265,000	+ 5.2%	$211,250	$276,200	+ 30.7%
Average Sales Price*	$232,813	$253,750	+ 9.0%	$215,913	$283,769	+ 31.4%
Percent of List Price Received*	98.3%	102.7%	+ 4.5%	97.9%	100.5%	+ 2.7%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.
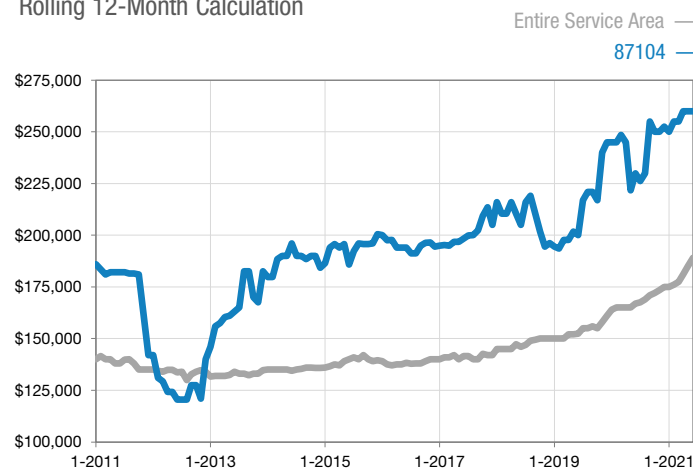
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87104 —

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

Entire Service Area —
87104 —

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.

Current as of July 6, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.