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

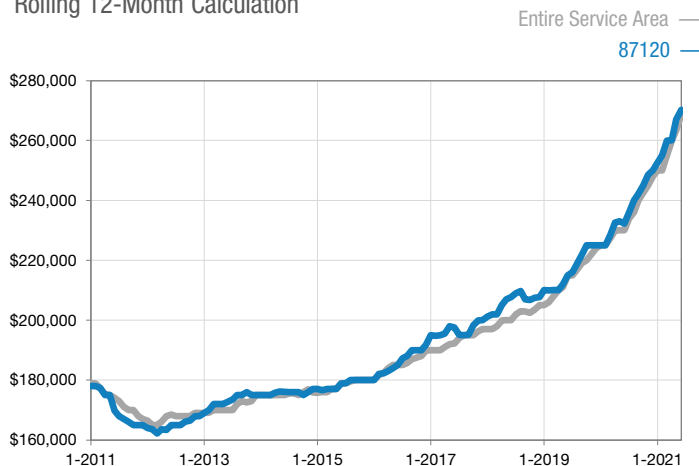| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	131	**139**	+ 6.1%	748	**700**	- 6.4%
Pending Sales	133	**131**	- 1.5%	604	**664**	+ 9.9%
Closed Sales	93	**133**	+ 43.0%	500	**604**	+ 20.8%
Days on Market Until Sale	17	**11**	- 35.3%	28	**14**	- 50.0%
Median Sales Price*	$245,000	**$305,000**	+ 24.5%	$237,378	**$280,500**	+ 18.2%
Average Sales Price*	$258,490	**$322,511**	+ 24.8%	$259,102	**$315,556**	+ 21.8%
Percent of List Price Received*	99.1%	**101.6%**	+ 2.5%	99.2%	**100.9%**	+ 1.7%
Inventory of Homes for Sale	151	**53**	- 64.9%	--	**--**	--
Months Supply of Inventory	1.6	**0.5**	- 68.8%	--	**--**	--

* 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.

Single-Family Attached

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	19	**4**	- 78.9%	82	**85**	+ 3.7%
Pending Sales	14	**8**	- 42.9%	74	**85**	+ 14.9%
Closed Sales	10	**19**	+ 90.0%	66	**82**	+ 24.2%
Days on Market Until Sale	19	**12**	- 36.8%	22	**13**	- 40.9%
Median Sales Price*	$155,500	**$220,000**	+ 41.5%	$159,250	**$186,650**	+ 17.2%
Average Sales Price*	$154,200	**$254,052**	+ 64.8%	$179,414	**$212,060**	+ 18.2%
Percent of List Price Received*	98.3%	**102.5%**	+ 4.3%	98.9%	**101.3%**	+ 2.4%
Inventory of Homes for Sale	12	**3**	- 75.0%	--	**--**	--
Months Supply of Inventory	1.0	**0.2**	- 80.0%	--	**--**	--

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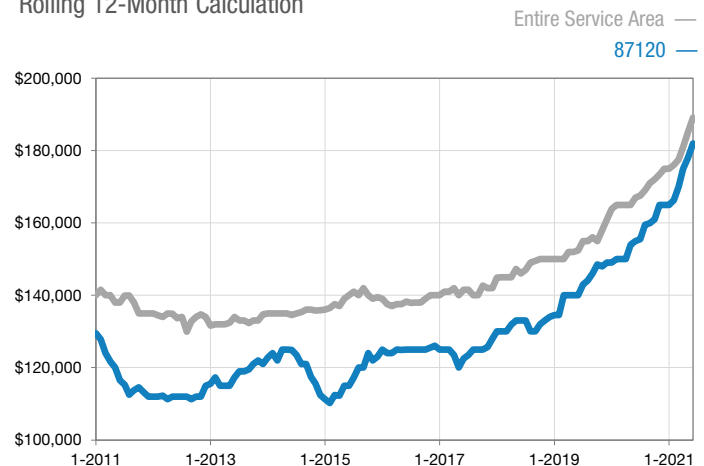
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87120 —

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

Entire Service Area —
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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.