Local Market Update for June 2021

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

gaar

UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached

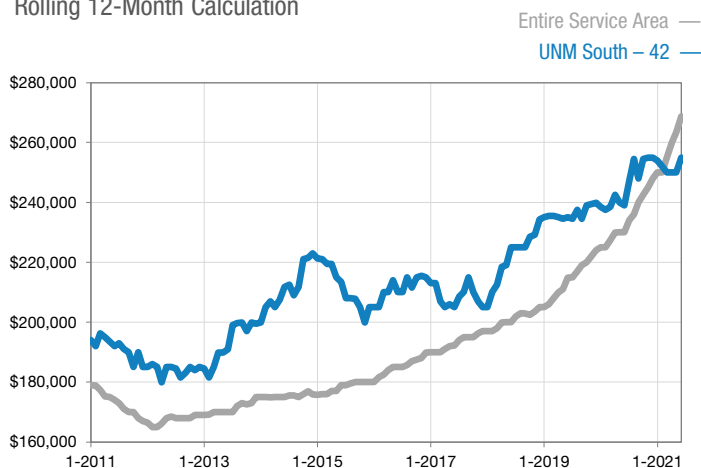| Key Metrics	June 2020	June 2021	Percent Change	Year to Date Thru 6-2020	Year to Date Thru 6-2021	Percent Change
New Listings	35	30	- 14.3%	178	142	- 20.2%
Pending Sales	29	26	- 10.3%	117	141	+ 20.5%
Closed Sales	20	28	+ 40.0%	100	140	+ 40.0%
Days on Market Until Sale	36	5	- 86.1%	34	25	- 26.5%
Median Sales Price*	$219,750	$270,000	+ 22.9%	$233,000	$250,000	+ 7.3%
Average Sales Price*	$216,255	$283,018	+ 30.9%	$250,704	$273,446	+ 9.1%
Percent of List Price Received*	96.9%	102.4%	+ 5.7%	97.6%	100.3%	+ 2.8%
Inventory of Homes for Sale	45	15	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--

* 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	5	2	- 60.0%	33	18	- 45.5%
Pending Sales	5	2	- 60.0%	21	20	- 4.8%
Closed Sales	1	5	+ 400.0%	20	22	+ 10.0%
Days on Market Until Sale	7	60	+ 757.1%	31	47	+ 51.6%
Median Sales Price*	$52,500	$325,000	+ 519.0%	$68,450	$222,500	+ 225.1%
Average Sales Price*	$52,500	$285,500	+ 443.8%	$147,174	$236,886	+ 61.0%
Percent of List Price Received*	95.5%	98.3%	+ 2.9%	101.6%	97.5%	- 4.0%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	4.0	0.6	- 85.0%	--	--	--

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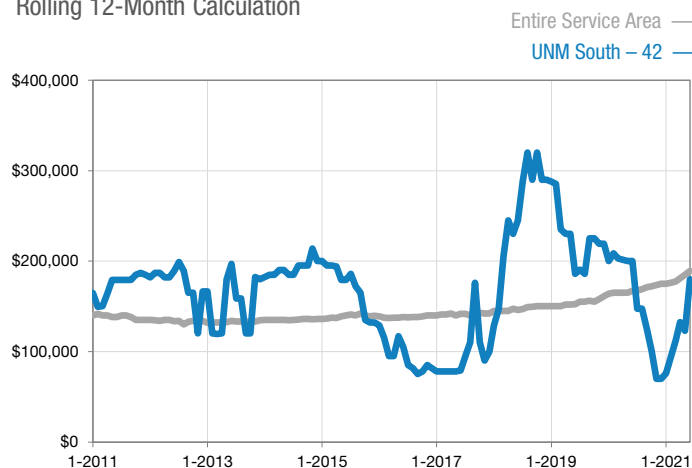
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM South – 42 —

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

Entire Service Area —
UNM South – 42 —

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.