Local Market Update for June 2021

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

gaar

Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached

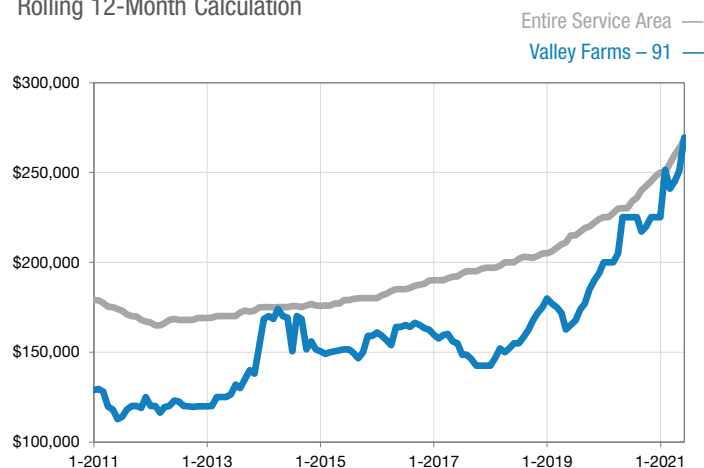| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	7	**13**	+ 85.7%	53	**63**	+ 18.9%
Pending Sales	8	**13**	+ 62.5%	48	**55**	+ 14.6%
Closed Sales	7	**5**	- 28.6%	44	**44**	0.0%
Days on Market Until Sale	14	**14**	0.0%	32	**22**	- 31.3%
Median Sales Price*	$183,000	**$390,000**	+ 113.1%	$206,250	**$259,500**	+ 25.8%
Average Sales Price*	$227,357	**$426,580**	+ 87.6%	$233,682	**$331,662**	+ 41.9%
Percent of List Price Received*	100.9%	**93.9%**	- 6.9%	98.1%	**99.5%**	+ 1.4%
Inventory of Homes for Sale	10	**11**	+ 10.0%	--	--	--
Months Supply of Inventory	1.2	**1.3**	+ 8.3%	--	--	--

* 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	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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 —
Valley Farms – 91 —

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

Entire Service Area —
Valley Farms – 91 —

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.