

Local Market Update for June 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	21	38	+ 81.0%	181	203	+ 12.2%
Pending Sales	30	38	+ 26.7%	166	190	+ 14.5%
Closed Sales	31	28	- 9.7%	137	137	0.0%
Days on Market Until Sale	22	18	- 18.2%	29	24	- 17.2%
Median Sales Price*	\$244,000	\$257,000	+ 5.3%	\$239,500	\$285,000	+ 19.0%
Average Sales Price*	\$247,742	\$272,000	+ 9.8%	\$237,087	\$286,508	+ 20.8%
Percent of List Price Received*	99.5%	102.1%	+ 2.6%	98.8%	100.7%	+ 1.9%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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	12	7	- 41.7%	60	71	+ 18.3%
Pending Sales	11	7	- 36.4%	54	67	+ 24.1%
Closed Sales	10	7	- 30.0%	46	33	- 28.3%
Days on Market Until Sale	85	18	- 78.8%	67	11	- 83.6%
Median Sales Price*	\$192,950	\$160,000	- 17.1%	\$194,500	\$210,000	+ 8.0%
Average Sales Price*	\$193,465	\$204,886	+ 5.9%	\$183,921	\$202,803	+ 10.3%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	98.2%	100.4%	+ 2.2%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	2.5	0.3	- 88.0%	--	--	--

* 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.

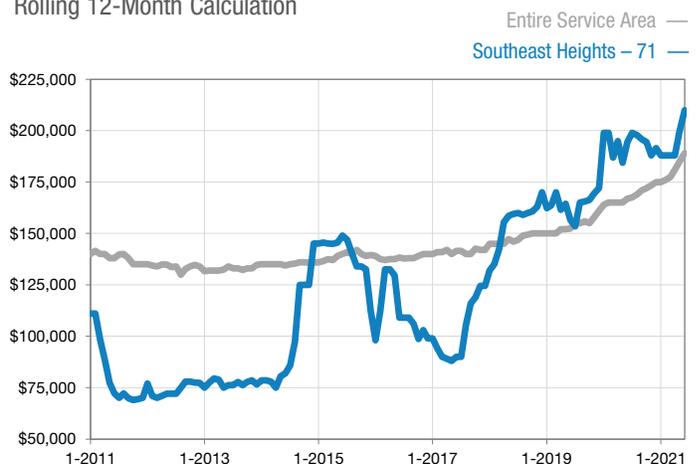
Median Sales Price - Single-Family Detached

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.