Local Market Update for June 2021

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

gaar

South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached

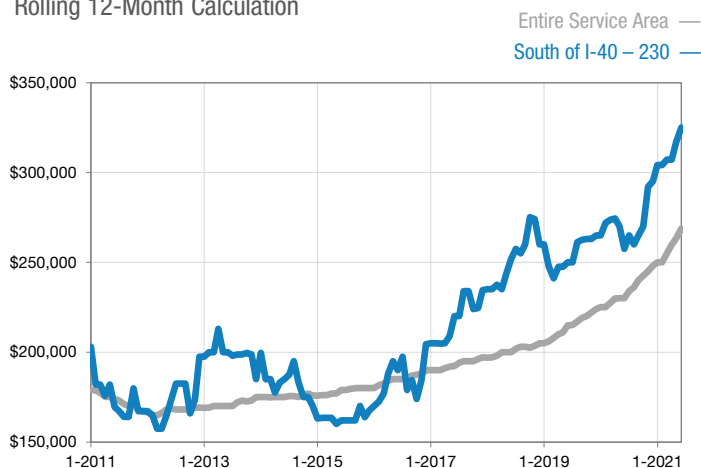| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	6	5	- 16.7%	37	40	+ 8.1%
Pending Sales	9	6	- 33.3%	25	31	+ 24.0%
Closed Sales	7	10	+ 42.9%	21	28	+ 33.3%
Days on Market Until Sale	62	14	- 77.4%	63	31	- 50.8%
Median Sales Price*	$301,000	$379,000	+ 25.9%	$248,500	$331,500	+ 33.4%
Average Sales Price*	$421,429	$401,550	- 4.7%	$287,393	$342,604	+ 19.2%
Percent of List Price Received*	93.1%	99.7%	+ 7.1%	95.5%	99.8%	+ 4.5%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	3.4	1.4	- 58.8%	--	--	--

* 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	0	0	0.0%	0	0	0.0%
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	0	0	0.0%	--	--	--
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.
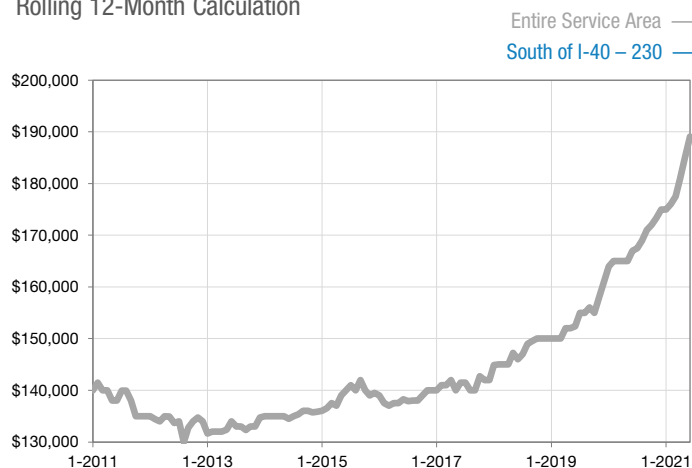
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
South of I-40 – 230 ——

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

Entire Service Area ——
South of I-40 – 230 ——

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.