

Local Market Update for June 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	35	33	- 5.7%	196	173	- 11.7%
Pending Sales	29	31	+ 6.9%	148	154	+ 4.1%
Closed Sales	34	27	- 20.6%	123	143	+ 16.3%
Days on Market Until Sale	38	24	- 36.8%	41	28	- 31.7%
Median Sales Price*	\$309,500	\$375,000	+ 21.2%	\$296,700	\$334,000	+ 12.6%
Average Sales Price*	\$336,474	\$400,810	+ 19.1%	\$334,983	\$372,748	+ 11.3%
Percent of List Price Received*	97.5%	101.0%	+ 3.6%	97.5%	99.8%	+ 2.4%
Inventory of Homes for Sale	51	22	- 56.9%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

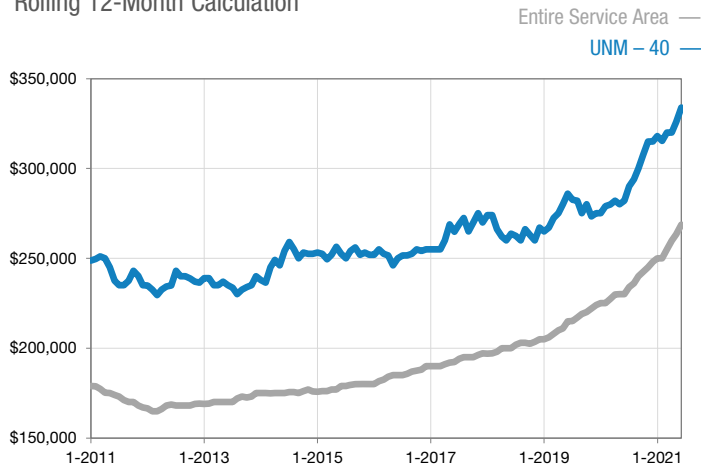
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	2	1	- 50.0%	8	10	+ 25.0%
Pending Sales	1	2	+ 100.0%	4	10	+ 150.0%
Closed Sales	3	1	- 66.7%	4	8	+ 100.0%
Days on Market Until Sale	32	4	- 87.5%	32	37	+ 15.6%
Median Sales Price*	\$209,300	\$260,000	+ 24.2%	\$199,650	\$260,000	+ 30.2%
Average Sales Price*	\$230,433	\$260,000	+ 12.8%	\$220,325	\$277,063	+ 25.8%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	98.2%	97.4%	- 0.8%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	4.8	--	--	--	--	--

* 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.

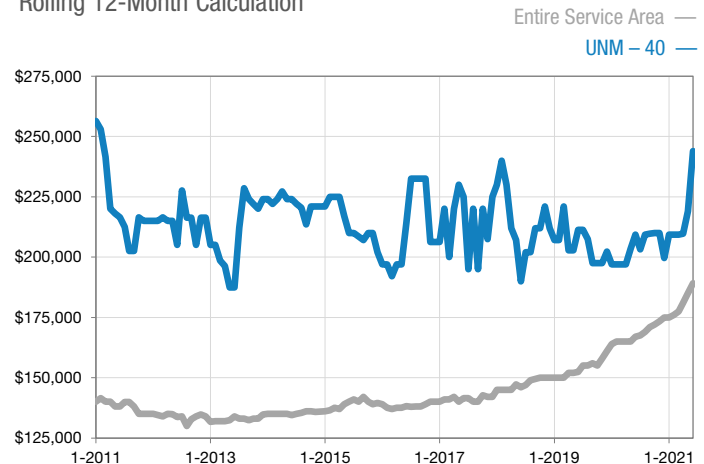
Median Sales Price - Single-Family Detached

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.