

Local Market Update for June 2021

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	27	27	0.0%	149	131	- 12.1%
Pending Sales	20	23	+ 15.0%	96	114	+ 18.8%
Closed Sales	19	13	- 31.6%	76	108	+ 42.1%
Days on Market Until Sale	45	13	- 71.1%	42	24	- 42.9%
Median Sales Price*	\$200,000	\$260,000	+ 30.0%	\$188,450	\$231,000	+ 22.6%
Average Sales Price*	\$237,099	\$309,749	+ 30.6%	\$223,928	\$288,714	+ 28.9%
Percent of List Price Received*	95.2%	101.7%	+ 6.8%	96.4%	100.3%	+ 4.0%
Inventory of Homes for Sale	43	22	- 48.8%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--

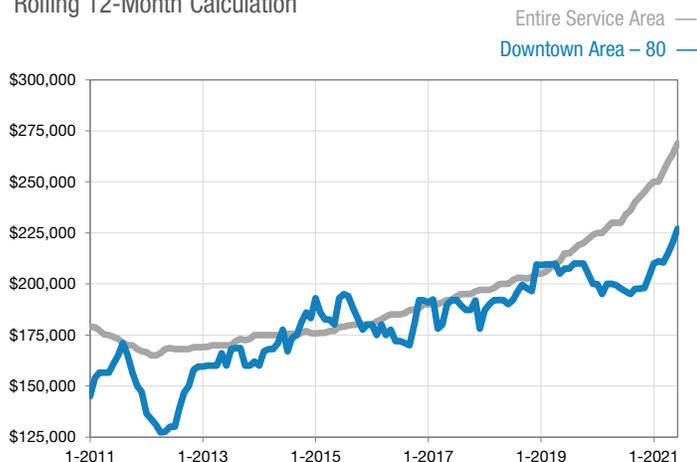
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	12	9	- 25.0%	77	68	- 11.7%
Pending Sales	14	10	- 28.6%	45	64	+ 42.2%
Closed Sales	9	14	+ 55.6%	44	54	+ 22.7%
Days on Market Until Sale	35	24	- 31.4%	36	38	+ 5.6%
Median Sales Price*	\$271,000	\$265,000	- 2.2%	\$213,500	\$263,475	+ 23.4%
Average Sales Price*	\$242,444	\$274,577	+ 13.3%	\$225,714	\$261,576	+ 15.9%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	97.4%	98.5%	+ 1.1%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	4.3	1.7	- 60.5%	--	--	--

* 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.