Local Market Update for June 2021

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

gaar

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Single-Family Detached

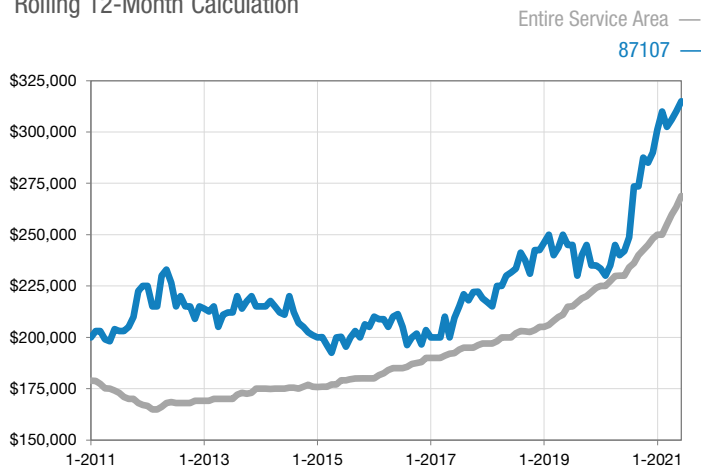| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	35	39	+ 11.4%	200	193	- 3.5%
Pending Sales	27	30	+ 11.1%	148	142	- 4.1%
Closed Sales	27	21	- 22.2%	140	130	- 7.1%
Days on Market Until Sale	28	20	- 28.6%	45	23	- 48.9%
Median Sales Price*	$290,000	$370,000	+ 27.6%	$276,000	$317,500	+ 15.0%
Average Sales Price*	$314,063	$457,033	+ 45.5%	$353,638	$364,188	+ 3.0%
Percent of List Price Received*	99.1%	103.0%	+ 3.9%	98.3%	100.6%	+ 2.3%
Inventory of Homes for Sale	55	43	- 21.8%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	6	13	+ 116.7%	46	42	- 8.7%
Pending Sales	9	7	- 22.2%	40	31	- 22.5%
Closed Sales	11	4	- 63.6%	32	22	- 31.3%
Days on Market Until Sale	18	2	- 88.9%	26	12	- 53.8%
Median Sales Price*	$165,000	$197,255	+ 19.5%	$165,000	$208,500	+ 26.4%
Average Sales Price*	$169,000	$188,627	+ 11.6%	$179,291	$212,983	+ 18.8%
Percent of List Price Received*	98.4%	101.9%	+ 3.6%	98.1%	100.4%	+ 2.3%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

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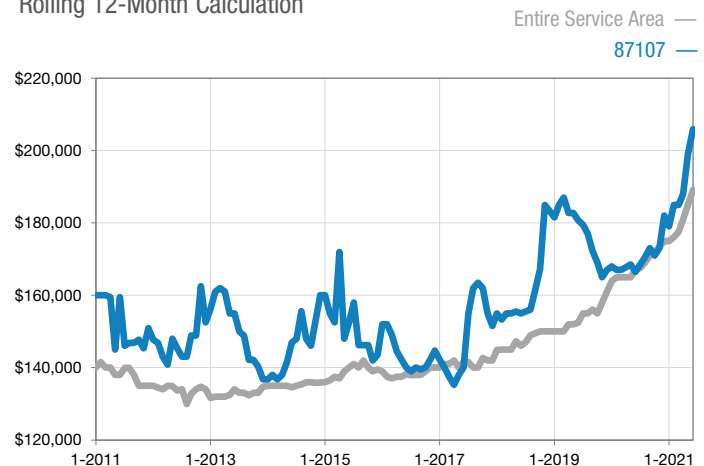
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87107 —

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.