

Local Market Update for June 2021

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



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Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	20	15	- 25.0%	107	98	- 8.4%
Pending Sales	19	10	- 47.4%	80	89	+ 11.3%
Closed Sales	16	13	- 18.8%	63	94	+ 49.2%
Days on Market Until Sale	53	14	- 73.6%	44	31	- 29.5%
Median Sales Price*	\$182,450	\$185,000	+ 1.4%	\$149,950	\$180,500	+ 20.4%
Average Sales Price*	\$172,977	\$221,846	+ 28.3%	\$171,425	\$213,226	+ 24.4%
Percent of List Price Received*	94.0%	102.3%	+ 8.8%	95.9%	100.0%	+ 4.3%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

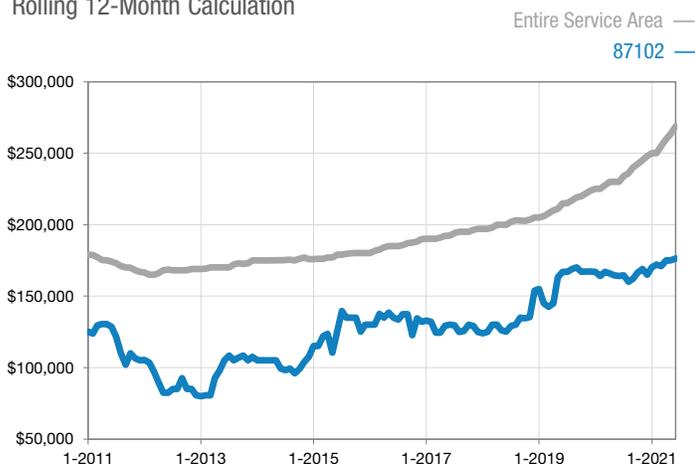
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	48	50	+ 4.2%
Pending Sales	9	6	- 33.3%	27	46	+ 70.4%
Closed Sales	4	11	+ 175.0%	27	41	+ 51.9%
Days on Market Until Sale	50	30	- 40.0%	42	47	+ 11.9%
Median Sales Price*	\$210,500	\$253,777	+ 20.6%	\$207,000	\$234,900	+ 13.5%
Average Sales Price*	\$219,000	\$275,371	+ 25.7%	\$211,367	\$250,776	+ 18.6%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	5.0	2.3	- 54.0%	--	--	--

* 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.

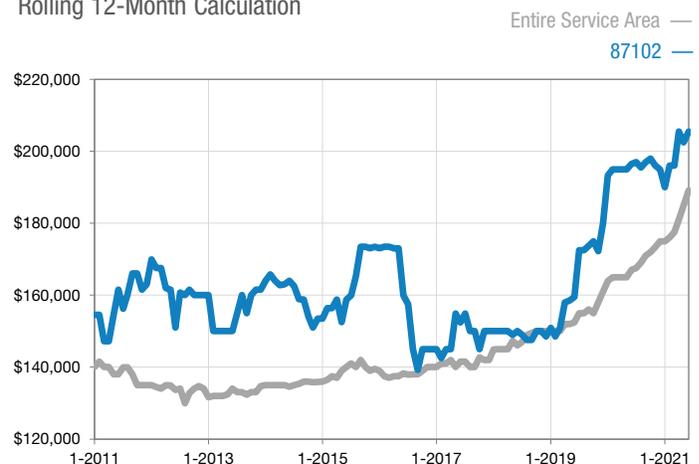
Median Sales Price - Single-Family Detached

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.