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

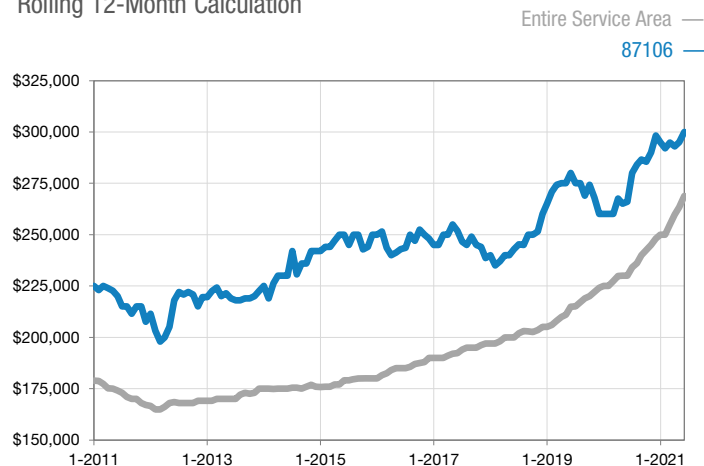| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	34	35	+ 2.9%	205	165	- 19.5%
Pending Sales	36	30	- 16.7%	150	159	+ 6.0%
Closed Sales	34	38	+ 11.8%	126	161	+ 27.8%
Days on Market Until Sale	34	17	- 50.0%	39	24	- 38.5%
Median Sales Price*	$287,500	$330,900	+ 15.1%	$281,750	$288,000	+ 2.2%
Average Sales Price*	$290,524	$334,045	+ 15.0%	$290,575	$318,246	+ 9.5%
Percent of List Price Received*	97.3%	101.7%	+ 4.5%	97.3%	100.5%	+ 3.3%
Inventory of Homes for Sale	47	19	- 59.6%	--	--	--
Months Supply of Inventory	2.0	0.8	- 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

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	5	2	- 60.0%	26	26	0.0%
Pending Sales	4	3	- 25.0%	18	23	+ 27.8%
Closed Sales	4	3	- 25.0%	18	20	+ 11.1%
Days on Market Until Sale	26	29	+ 11.5%	34	24	- 29.4%
Median Sales Price*	$190,650	$200,000	+ 4.9%	$156,000	$232,500	+ 49.0%
Average Sales Price*	$185,950	$215,000	+ 15.6%	$151,461	$217,625	+ 43.7%
Percent of List Price Received*	97.0%	98.4%	+ 1.4%	102.4%	97.2%	- 5.1%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	3.6	0.5	- 86.1%	--	--	--

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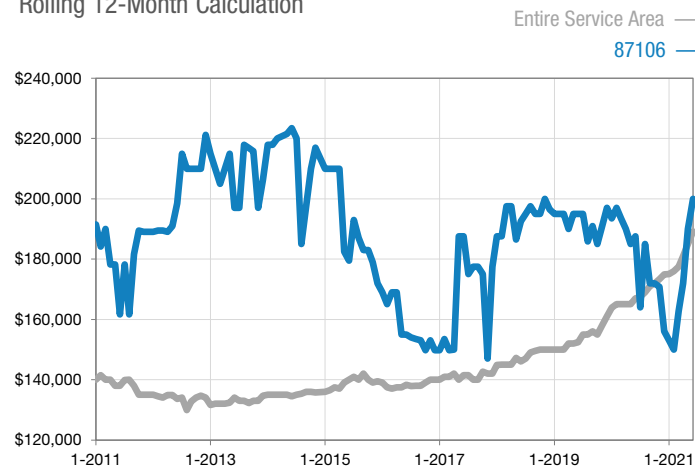
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87106 —

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

Entire Service Area —
87106 —

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.