

Local Market Update for June 2021

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	34	30	- 11.8%	199	165	- 17.1%
Pending Sales	31	26	- 16.1%	142	139	- 2.1%
Closed Sales	27	19	- 29.6%	136	127	- 6.6%
Days on Market Until Sale	25	6	- 76.0%	39	23	- 41.0%
Median Sales Price*	\$244,000	\$299,000	+ 22.5%	\$215,500	\$285,000	+ 32.3%
Average Sales Price*	\$295,689	\$335,211	+ 13.4%	\$288,965	\$319,104	+ 10.4%
Percent of List Price Received*	97.9%	103.3%	+ 5.5%	98.1%	100.5%	+ 2.4%
Inventory of Homes for Sale	47	24	- 48.9%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--

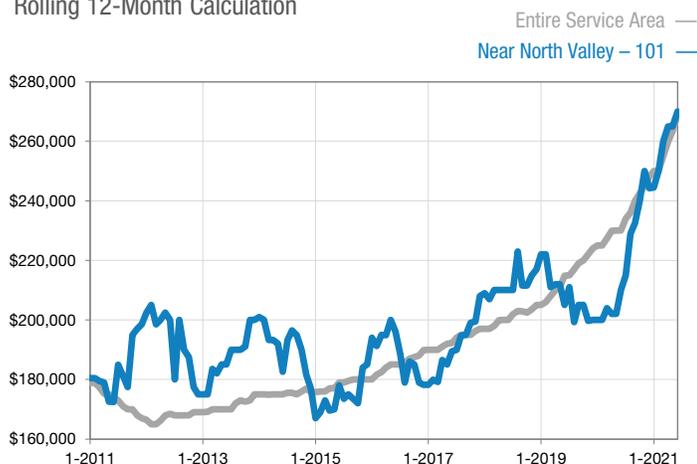
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	4	13	+ 225.0%	51	40	- 21.6%
Pending Sales	6	7	+ 16.7%	43	28	- 34.9%
Closed Sales	13	4	- 69.2%	34	18	- 47.1%
Days on Market Until Sale	28	3	- 89.3%	31	13	- 58.1%
Median Sales Price*	\$168,000	\$202,505	+ 20.5%	\$165,000	\$213,750	+ 29.5%
Average Sales Price*	\$176,115	\$213,627	+ 21.3%	\$177,362	\$218,763	+ 23.3%
Percent of List Price Received*	98.4%	104.2%	+ 5.9%	98.4%	100.4%	+ 2.0%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

* 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.

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.