

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		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	50	68	+ 36.0%	343	357	+ 4.1%
Pending Sales	60	61	+ 1.7%	312	333	+ 6.7%
Closed Sales	51	51	0.0%	265	280	+ 5.7%
Days on Market Until Sale	23	10	- 56.5%	26	21	- 19.2%
Median Sales Price*	\$244,000	\$280,000	+ 14.8%	\$245,000	\$290,000	+ 18.4%
Average Sales Price*	\$279,828	\$298,724	+ 6.8%	\$269,360	\$303,864	+ 12.8%
Percent of List Price Received*	99.4%	102.6%	+ 3.2%	99.2%	100.7%	+ 1.5%
Inventory of Homes for Sale	49	44	- 10.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

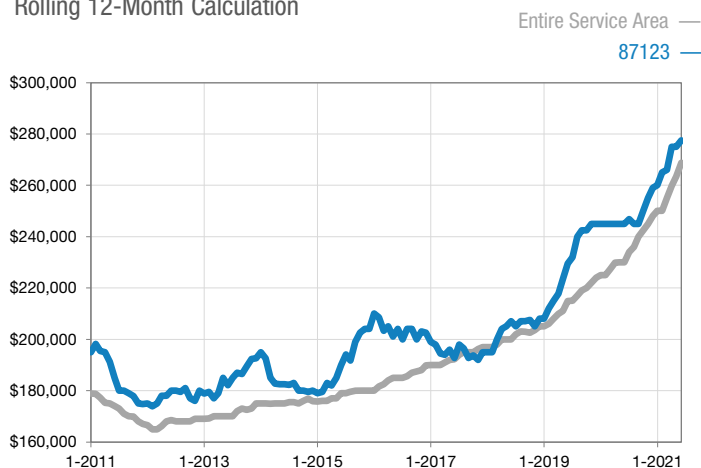
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	17	11	- 35.3%	84	115	+ 36.9%
Pending Sales	20	14	- 30.0%	87	115	+ 32.2%
Closed Sales	18	16	- 11.1%	70	77	+ 10.0%
Days on Market Until Sale	58	4	- 93.1%	59	10	- 83.1%
Median Sales Price*	\$195,000	\$226,181	+ 16.0%	\$195,000	\$222,000	+ 13.8%
Average Sales Price*	\$191,619	\$236,540	+ 23.4%	\$192,909	\$224,990	+ 16.6%
Percent of List Price Received*	99.0%	100.4%	+ 1.4%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

* 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.

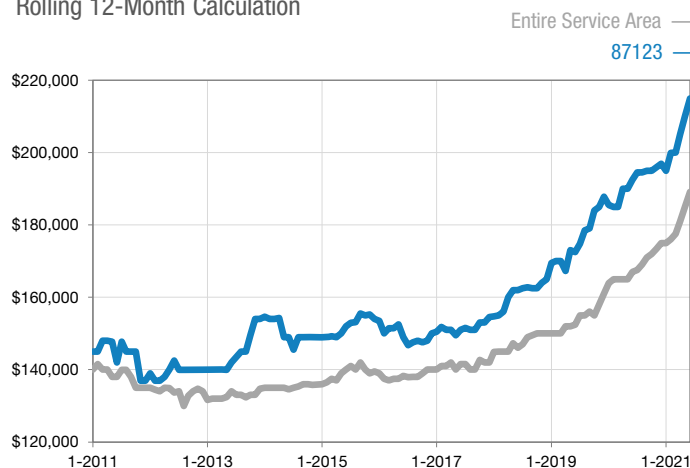
Median Sales Price - Single-Family Detached

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.