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

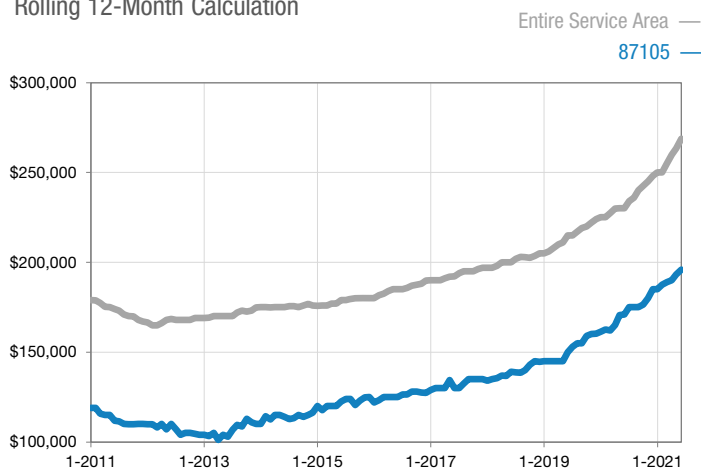| Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	49	32	- 34.7%	236	219	- 7.2%
Pending Sales	52	35	- 32.7%	196	206	+ 5.1%
Closed Sales	24	29	+ 20.8%	147	198	+ 34.7%
Days on Market Until Sale	26	16	- 38.5%	36	20	- 44.4%
Median Sales Price*	$176,500	$222,000	+ 25.8%	$166,000	$205,000	+ 23.5%
Average Sales Price*	$197,224	$262,694	+ 33.2%	$194,110	$240,126	+ 23.7%
Percent of List Price Received*	99.0%	101.2%	+ 2.2%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	56	23	- 58.9%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	0	1	--	14	10	- 28.6%
Pending Sales	2	1	- 50.0%	14	9	- 35.7%
Closed Sales	2	2	0.0%	12	9	- 25.0%
Days on Market Until Sale	8	33	+ 312.5%	14	23	+ 64.3%
Median Sales Price*	$151,000	$301,874	+ 99.9%	$124,500	$270,000	+ 116.9%
Average Sales Price*	$151,000	$301,874	+ 99.9%	$122,325	$230,215	+ 88.2%
Percent of List Price Received*	101.0%	99.4%	- 1.6%	96.1%	100.5%	+ 4.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 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.
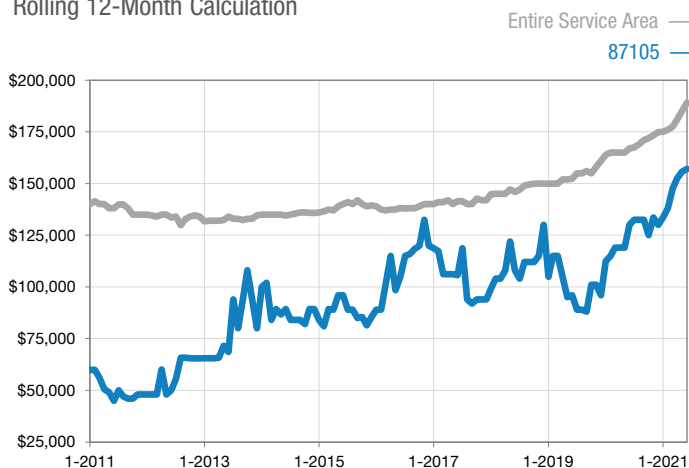
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87105 —

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

Entire Service Area —
87105 —

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.