

Local Market Update for July 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	23	21	- 8.7%	172	152	- 11.6%
Pending Sales	23	19	- 17.4%	156	136	- 12.8%
Closed Sales	36	23	- 36.1%	139	130	- 6.5%
Days on Market Until Sale	22	11	- 50.0%	28	13	- 53.6%
Median Sales Price*	\$297,500	\$327,000	+ 9.9%	\$255,000	\$307,250	+ 20.5%
Average Sales Price*	\$308,039	\$381,728	+ 23.9%	\$284,722	\$334,232	+ 17.4%
Percent of List Price Received*	99.8%	102.1%	+ 2.3%	98.7%	101.0%	+ 2.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

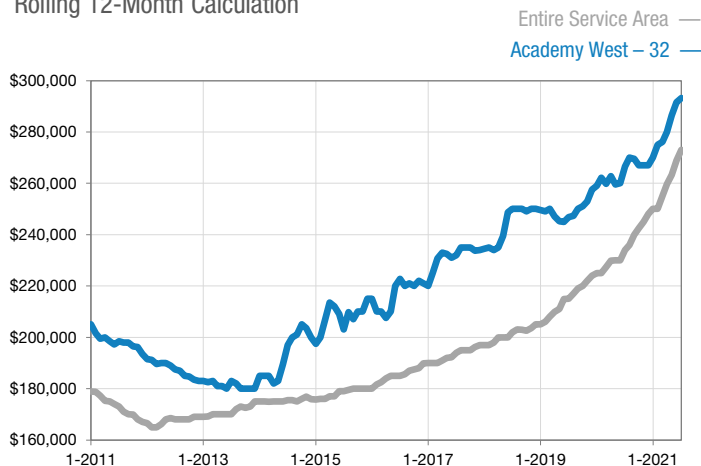
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	18	16	- 11.1%	103	111	+ 7.8%
Pending Sales	11	13	+ 18.2%	90	95	+ 5.6%
Closed Sales	19	19	0.0%	86	93	+ 8.1%
Days on Market Until Sale	37	7	- 81.1%	22	8	- 63.6%
Median Sales Price*	\$160,000	\$179,400	+ 12.1%	\$173,000	\$181,000	+ 4.6%
Average Sales Price*	\$180,463	\$192,639	+ 6.7%	\$184,394	\$182,476	- 1.0%
Percent of List Price Received*	97.8%	102.5%	+ 4.8%	98.4%	100.6%	+ 2.2%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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.

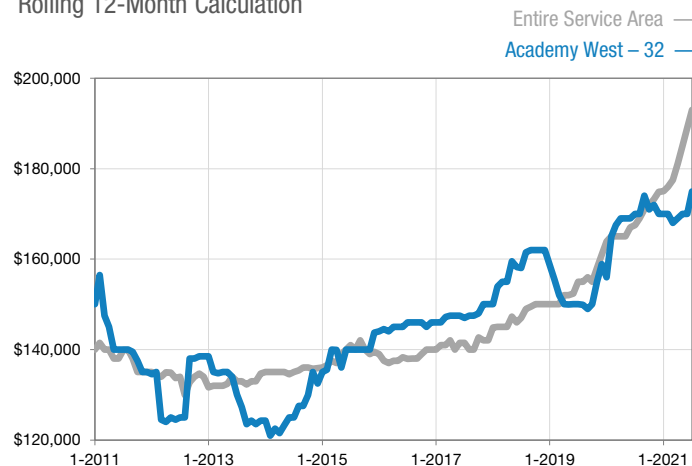
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.