

Local Market Update for July 2021

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



87120

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	169	148	- 12.4%	917	849	- 7.4%
Pending Sales	129	118	- 8.5%	733	770	+ 5.0%
Closed Sales	143	117	- 18.2%	643	722	+ 12.3%
Days on Market Until Sale	25	10	- 60.0%	27	13	- 51.9%
Median Sales Price*	\$255,000	\$285,000	+ 11.8%	\$240,500	\$280,500	+ 16.6%
Average Sales Price*	\$291,330	\$319,733	+ 9.7%	\$266,270	\$316,108	+ 18.7%
Percent of List Price Received*	100.1%	103.3%	+ 3.2%	99.4%	101.3%	+ 1.9%
Inventory of Homes for Sale	167	84	- 49.7%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

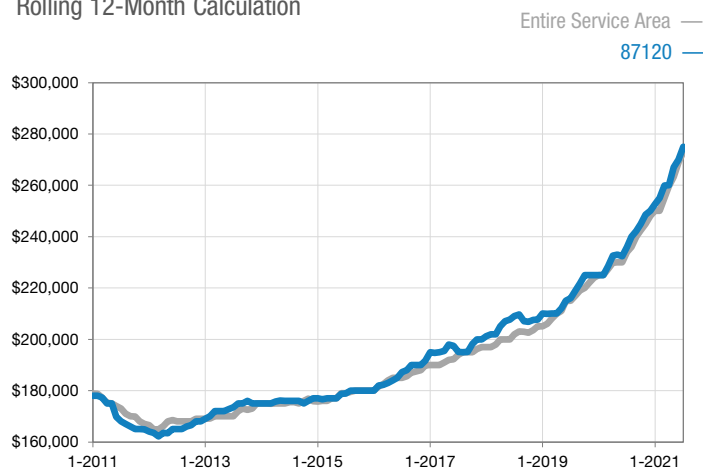
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	15	31	+ 106.7%	97	116	+ 19.6%
Pending Sales	13	25	+ 92.3%	87	109	+ 25.3%
Closed Sales	11	16	+ 45.5%	77	98	+ 27.3%
Days on Market Until Sale	32	5	- 84.4%	24	12	- 50.0%
Median Sales Price*	\$158,000	\$195,000	+ 23.4%	\$159,000	\$189,000	+ 18.9%
Average Sales Price*	\$156,445	\$201,688	+ 28.9%	\$176,133	\$210,366	+ 19.4%
Percent of List Price Received*	99.7%	102.1%	+ 2.4%	99.0%	101.4%	+ 2.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

* 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.

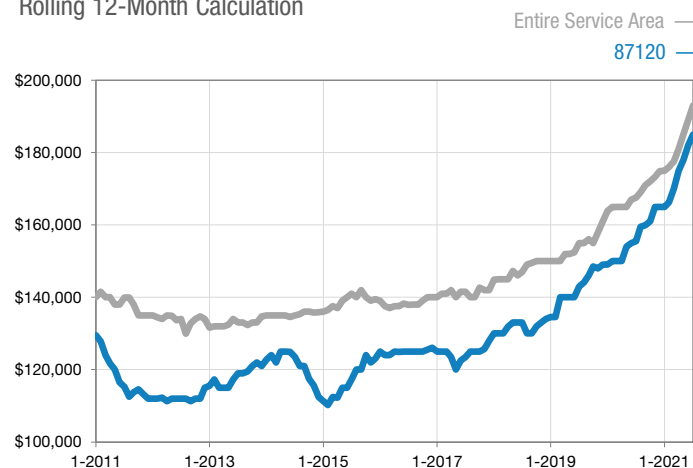
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.