

Local Market Update for July 2021

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



87109

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	42	42	0.0%	283	256	- 9.5%
Pending Sales	43	36	- 16.3%	256	229	- 10.5%
Closed Sales	56	33	- 41.1%	227	210	- 7.5%
Days on Market Until Sale	17	10	- 41.2%	24	12	- 50.0%
Median Sales Price*	\$313,500	\$335,000	+ 6.9%	\$279,000	\$321,250	+ 15.1%
Average Sales Price*	\$321,704	\$386,788	+ 20.2%	\$295,816	\$343,308	+ 16.1%
Percent of List Price Received*	99.9%	101.7%	+ 1.8%	98.9%	101.0%	+ 2.1%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

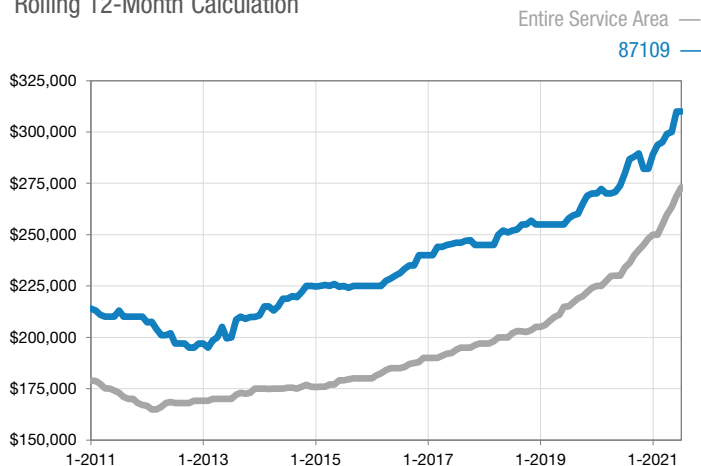
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	18	19	+ 5.6%	119	123	+ 3.4%
Pending Sales	12	16	+ 33.3%	105	105	0.0%
Closed Sales	19	19	0.0%	103	99	- 3.9%
Days on Market Until Sale	37	7	- 81.1%	23	8	- 65.2%
Median Sales Price*	\$160,000	\$179,400	+ 12.1%	\$175,000	\$185,000	+ 5.7%
Average Sales Price*	\$180,463	\$192,639	+ 6.7%	\$183,542	\$186,286	+ 1.5%
Percent of List Price Received*	97.8%	102.5%	+ 4.8%	98.2%	100.7%	+ 2.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

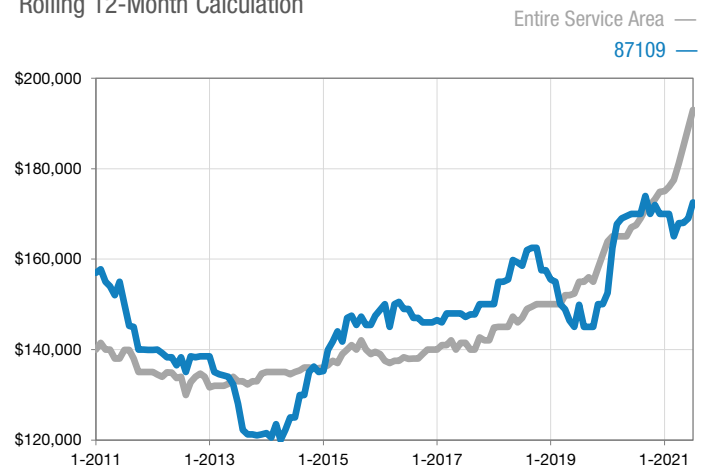
Median Sales Price - Single-Family Detached

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.