

Local Market Update for July 2021

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	21	18	- 14.3%	131	125	- 4.6%
Pending Sales	21	20	- 4.8%	100	112	+ 12.0%
Closed Sales	14	23	+ 64.3%	83	105	+ 26.5%
Days on Market Until Sale	50	17	- 66.0%	42	30	- 28.6%
Median Sales Price*	\$497,500	\$549,000	+ 10.4%	\$383,000	\$466,000	+ 21.7%
Average Sales Price*	\$538,536	\$508,410	- 5.6%	\$402,929	\$482,616	+ 19.8%
Percent of List Price Received*	98.1%	100.4%	+ 2.3%	98.3%	99.5%	+ 1.2%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--

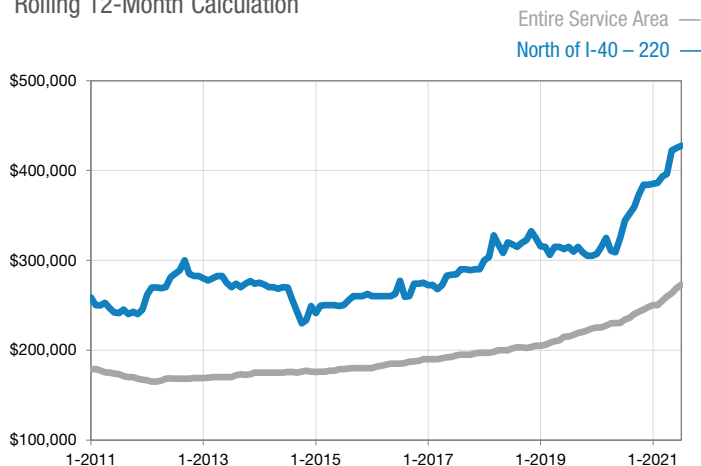
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

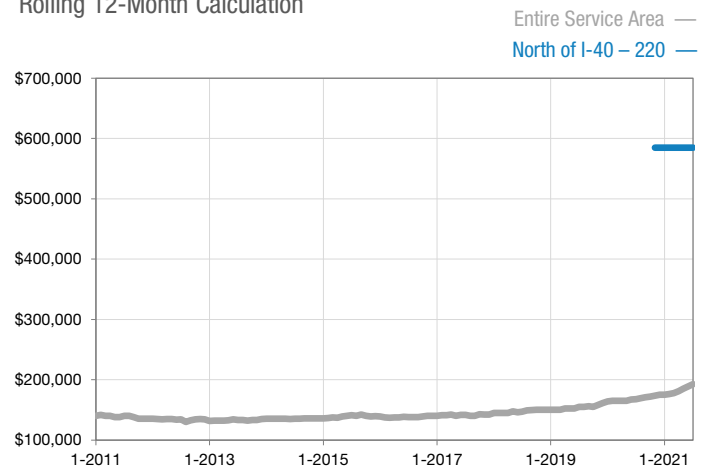
Median Sales Price - Single-Family Detached

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.