

# Local Market Update for July 2021

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	25	27	+ 8.0%	133	136	+ 2.3%
Pending Sales	19	17	- 10.5%	108	113	+ 4.6%
Closed Sales	21	9	- 57.1%	86	117	+ 36.0%
Days on Market Until Sale	33	8	- 75.8%	40	20	- 50.0%
Median Sales Price*	\$192,500	\$195,000	+ 1.3%	\$157,500	\$185,000	+ 17.5%
Average Sales Price*	\$192,664	\$181,722	- 5.7%	\$161,332	\$194,186	+ 20.4%
Percent of List Price Received*	100.5%	101.4%	+ 0.9%	98.0%	100.3%	+ 2.3%
Inventory of Homes for Sale	33	15	- 54.5%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

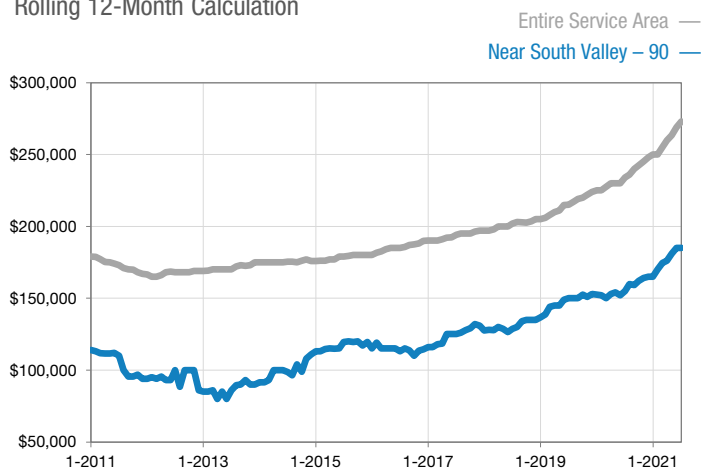
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	2	+ 100.0%	9	9	0.0%
Pending Sales	0	0	0.0%	8	5	- 37.5%
Closed Sales	1	1	0.0%	8	4	- 50.0%
Days on Market Until Sale	69	29	- 58.0%	19	10	- 47.4%
Median Sales Price*	\$156,500	\$168,000	+ 7.3%	\$114,500	\$156,500	+ 36.7%
Average Sales Price*	\$156,500	\$168,000	+ 7.3%	\$112,675	\$146,750	+ 30.2%
Percent of List Price Received*	101.0%	98.9%	- 2.1%	95.0%	100.5%	+ 5.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

\* 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.

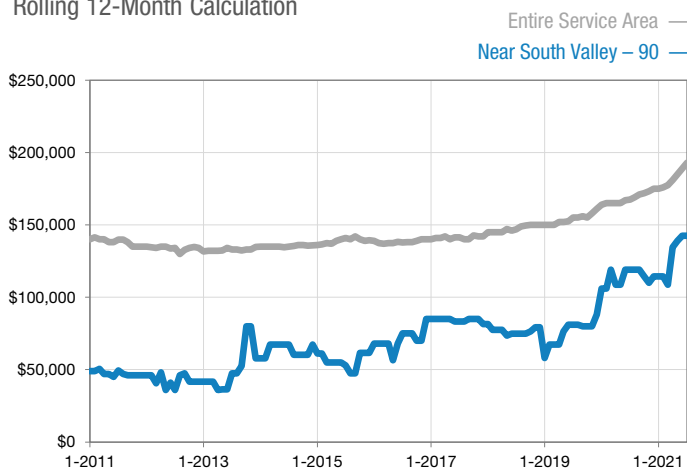
### Median Sales Price - Single-Family Detached

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.