

Local Market Update for July 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	29	30	+ 3.4%	167	138	- 17.4%
Pending Sales	23	26	+ 13.0%	150	125	- 16.7%
Closed Sales	35	14	- 60.0%	140	113	- 19.3%
Days on Market Until Sale	25	12	- 52.0%	28	18	- 35.7%
Median Sales Price*	\$335,000	\$445,000	+ 32.8%	\$325,000	\$362,000	+ 11.4%
Average Sales Price*	\$350,326	\$438,786	+ 25.3%	\$329,434	\$371,331	+ 12.7%
Percent of List Price Received*	99.5%	101.9%	+ 2.4%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

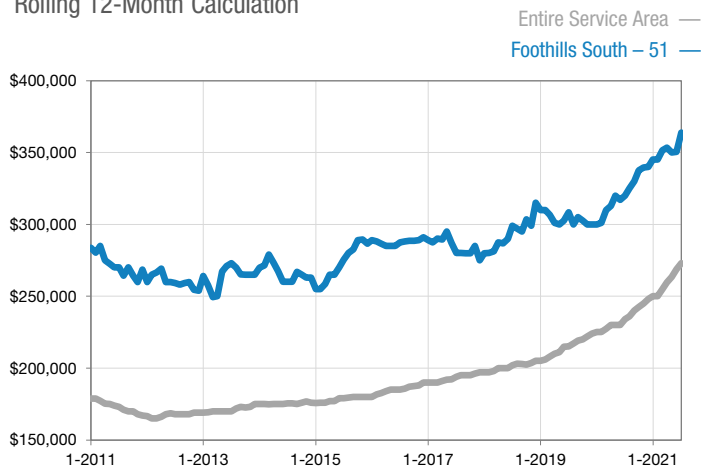
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	6	14	+ 133.3%	48	52	+ 8.3%
Pending Sales	4	8	+ 100.0%	45	46	+ 2.2%
Closed Sales	9	8	- 11.1%	44	43	- 2.3%
Days on Market Until Sale	21	6	- 71.4%	22	8	- 63.6%
Median Sales Price*	\$178,500	\$228,000	+ 27.7%	\$175,500	\$225,000	+ 28.2%
Average Sales Price*	\$213,600	\$258,250	+ 20.9%	\$191,981	\$245,248	+ 27.7%
Percent of List Price Received*	99.6%	101.9%	+ 2.3%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

* 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.

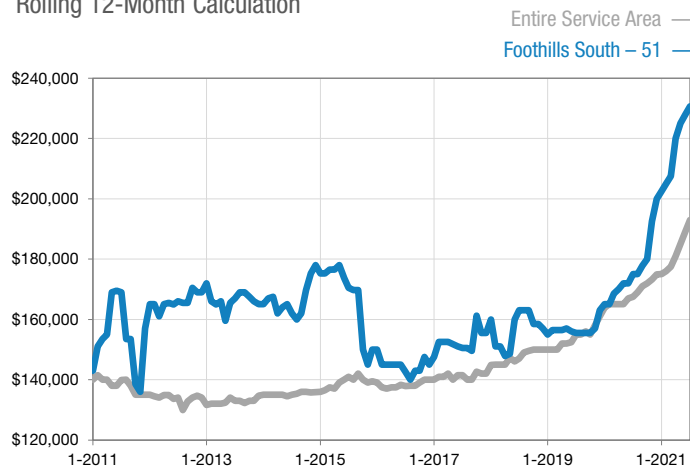
Median Sales Price - Single-Family Detached

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.