

Local Market Update for July 2021

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



87108

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	44	48	+ 9.1%	265	238	- 10.2%
Pending Sales	35	38	+ 8.6%	204	204	0.0%
Closed Sales	34	40	+ 17.6%	181	190	+ 5.0%
Days on Market Until Sale	24	10	- 58.3%	34	23	- 32.4%
Median Sales Price*	\$190,000	\$267,500	+ 40.8%	\$177,000	\$234,500	+ 32.5%
Average Sales Price*	\$223,810	\$260,829	+ 16.5%	\$211,491	\$247,374	+ 17.0%
Percent of List Price Received*	98.0%	102.4%	+ 4.5%	97.8%	100.7%	+ 3.0%
Inventory of Homes for Sale	52	32	- 38.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

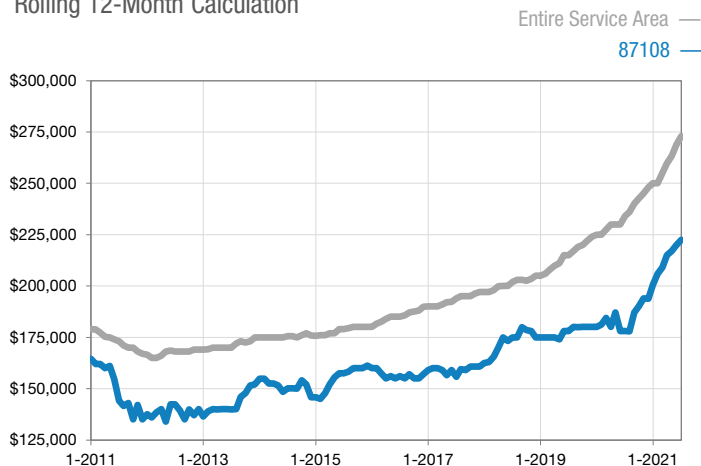
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	4	3	- 25.0%	38	26	- 31.6%
Pending Sales	3	4	+ 33.3%	24	29	+ 20.8%
Closed Sales	5	4	- 20.0%	22	28	+ 27.3%
Days on Market Until Sale	36	5	- 86.1%	25	40	+ 60.0%
Median Sales Price*	\$154,500	\$125,000	- 19.1%	\$123,200	\$160,000	+ 29.9%
Average Sales Price*	\$173,080	\$171,875	- 0.7%	\$155,285	\$216,764	+ 39.6%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	97.1%	98.8%	+ 1.8%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	3.9	0.3	- 92.3%	--	--	--

* 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.

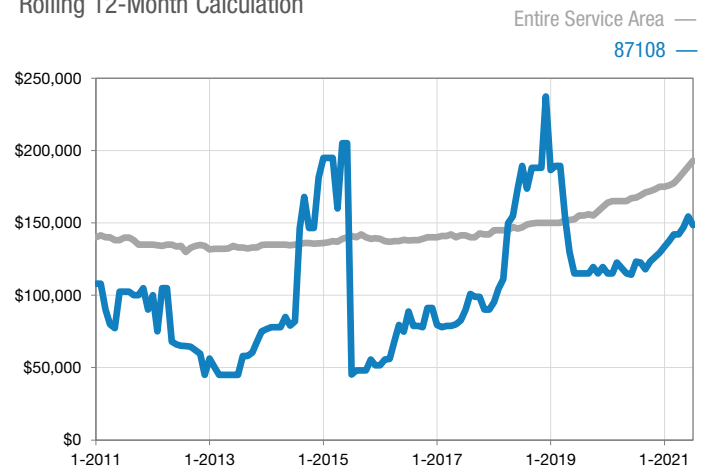
Median Sales Price - Single-Family Detached

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.