

Local Market Update for July 2021

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



87114

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	124	150	+ 21.0%	874	926	+ 5.9%
Pending Sales	122	145	+ 18.9%	800	858	+ 7.3%
Closed Sales	164	146	- 11.0%	729	810	+ 11.1%
Days on Market Until Sale	14	10	- 28.6%	24	11	- 54.2%
Median Sales Price*	\$249,000	\$297,000	+ 19.3%	\$248,000	\$285,000	+ 14.9%
Average Sales Price*	\$258,332	\$325,177	+ 25.9%	\$264,326	\$315,581	+ 19.4%
Percent of List Price Received*	99.6%	102.1%	+ 2.5%	99.4%	101.5%	+ 2.1%
Inventory of Homes for Sale	101	62	- 38.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

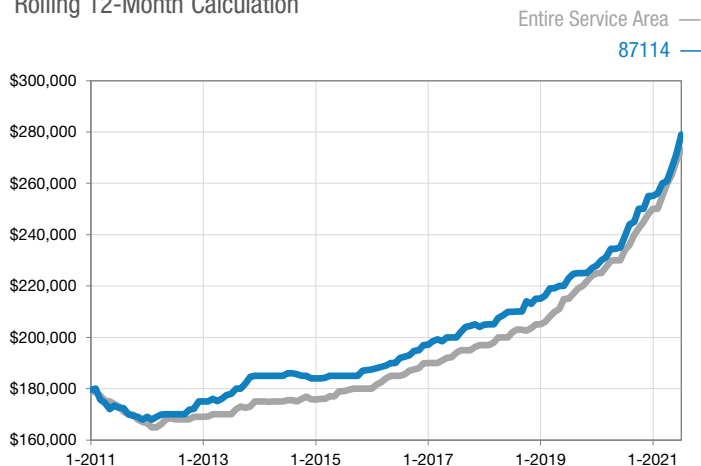
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	7	7	0.0%	31	36	+ 16.1%
Pending Sales	6	5	- 16.7%	30	35	+ 16.7%
Closed Sales	4	6	+ 50.0%	24	33	+ 37.5%
Days on Market Until Sale	13	4	- 69.2%	12	9	- 25.0%
Median Sales Price*	\$197,450	\$170,000	- 13.9%	\$134,950	\$170,000	+ 26.0%
Average Sales Price*	\$197,125	\$169,500	- 14.0%	\$155,315	\$191,587	+ 23.4%
Percent of List Price Received*	99.9%	107.1%	+ 7.2%	99.3%	102.7%	+ 3.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	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.

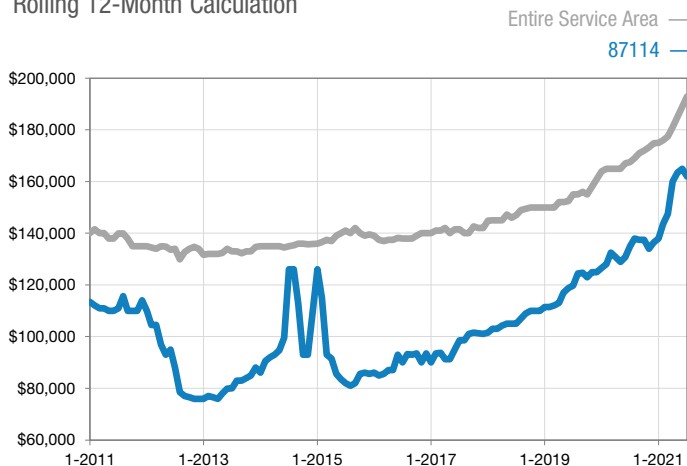
Median Sales Price - Single-Family Detached

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.