

Local Market Update for July 2021

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



87104

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	17	13	- 23.5%	145	103	- 29.0%
Pending Sales	19	10	- 47.4%	95	88	- 7.4%
Closed Sales	15	19	+ 26.7%	83	82	- 1.2%
Days on Market Until Sale	16	21	+ 31.3%	31	22	- 29.0%
Median Sales Price*	\$335,000	\$385,000	+ 14.9%	\$240,000	\$376,250	+ 56.8%
Average Sales Price*	\$358,433	\$443,861	+ 23.8%	\$316,979	\$413,629	+ 30.5%
Percent of List Price Received*	95.4%	99.8%	+ 4.6%	97.7%	100.1%	+ 2.5%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

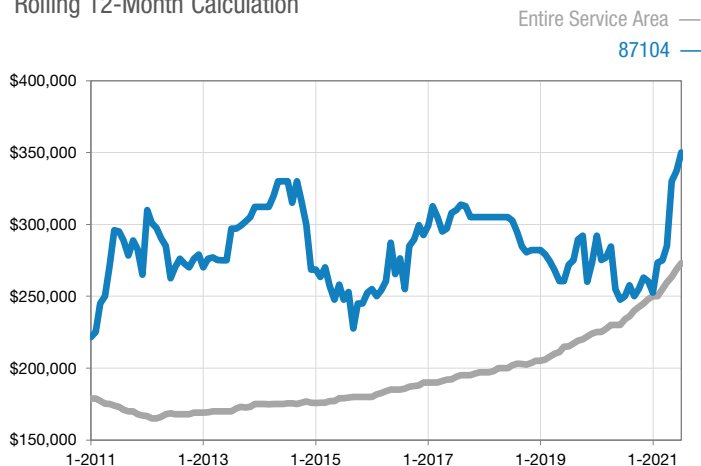
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	4	6	+ 50.0%	44	29	- 34.1%
Pending Sales	3	5	+ 66.7%	30	25	- 16.7%
Closed Sales	5	4	- 20.0%	29	20	- 31.0%
Days on Market Until Sale	34	5	- 85.3%	33	7	- 78.8%
Median Sales Price*	\$255,000	\$262,450	+ 2.9%	\$221,000	\$276,200	+ 25.0%
Average Sales Price*	\$232,780	\$288,725	+ 24.0%	\$218,821	\$284,760	+ 30.1%
Percent of List Price Received*	97.6%	99.2%	+ 1.6%	97.9%	100.2%	+ 2.3%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

* 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.

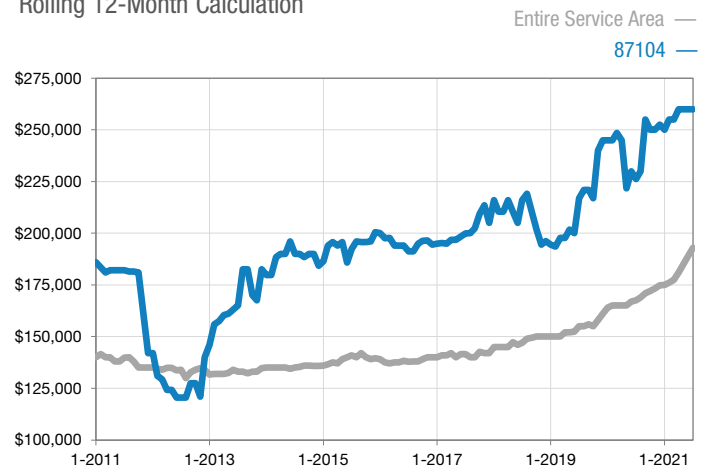
Median Sales Price - Single-Family Detached

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.