

Local Market Update for July 2021

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	90	88	- 2.2%	587	547	- 6.8%
Pending Sales	81	81	0.0%	552	517	- 6.3%
Closed Sales	88	79	- 10.2%	486	490	+ 0.8%
Days on Market Until Sale	16	6	- 62.5%	25	7	- 72.0%
Median Sales Price*	\$185,000	\$220,000	+ 18.9%	\$175,500	\$210,000	+ 19.7%
Average Sales Price*	\$189,633	\$222,139	+ 17.1%	\$180,095	\$211,529	+ 17.5%
Percent of List Price Received*	100.7%	103.8%	+ 3.1%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	54	31	- 42.6%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

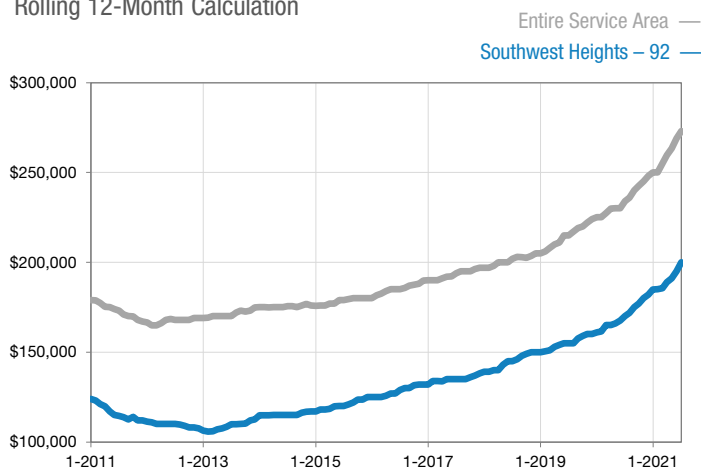
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	2	--	15	11	- 26.7%
Pending Sales	0	1	--	17	9	- 47.1%
Closed Sales	7	1	- 85.7%	21	12	- 42.9%
Days on Market Until Sale	35	6	- 82.9%	53	6	- 88.7%
Median Sales Price*	\$130,000	\$205,000	+ 57.7%	\$140,000	\$158,500	+ 13.2%
Average Sales Price*	\$141,886	\$205,000	+ 44.5%	\$138,367	\$169,119	+ 22.2%
Percent of List Price Received*	101.3%	103.0%	+ 1.7%	99.9%	100.3%	+ 0.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

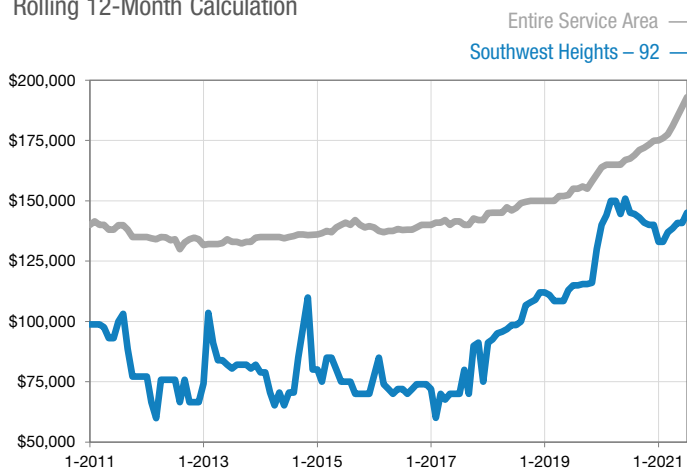
Median Sales Price - Single-Family Detached

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.