

# Local Market Update for July 2021

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	20	18	- 10.0%	169	149	- 11.8%
Pending Sales	18	16	- 11.1%	114	129	+ 13.2%
Closed Sales	20	18	- 10.0%	96	126	+ 31.3%
Days on Market Until Sale	54	25	- 53.7%	45	24	- 46.7%
Median Sales Price*	\$178,500	<b>\$337,750</b>	+ 89.2%	\$184,500	<b>\$244,500</b>	+ 32.5%
Average Sales Price*	\$222,975	<b>\$393,603</b>	+ 76.5%	\$223,729	<b>\$303,698</b>	+ 35.7%
Percent of List Price Received*	97.0%	100.1%	+ 3.2%	96.5%	100.3%	+ 3.9%
Inventory of Homes for Sale	39	24	- 38.5%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--

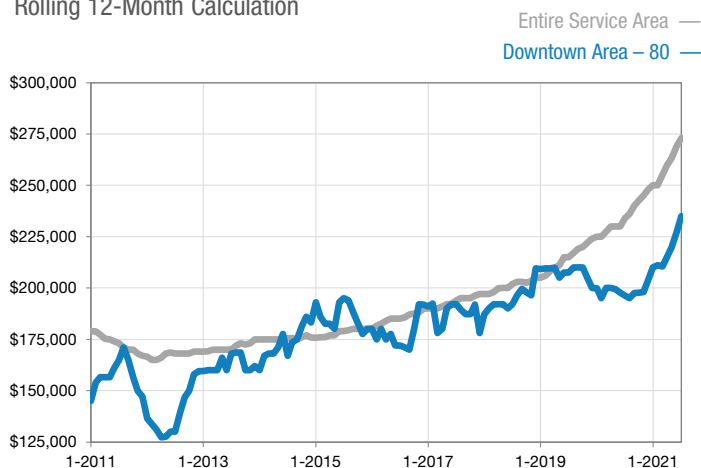
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	15	14	- 6.7%	92	82	- 10.9%
Pending Sales	8	13	+ 62.5%	53	77	+ 45.3%
Closed Sales	9	11	+ 22.2%	53	65	+ 22.6%
Days on Market Until Sale	53	37	- 30.2%	39	38	- 2.6%
Median Sales Price*	\$221,500	<b>\$235,000</b>	+ 6.1%	\$214,250	<b>\$253,777</b>	+ 18.4%
Average Sales Price*	\$226,622	<b>\$264,027</b>	+ 16.5%	\$225,868	<b>\$261,991</b>	+ 16.0%
Percent of List Price Received*	98.5%	100.6%	+ 2.1%	97.6%	98.9%	+ 1.3%
Inventory of Homes for Sale	37	17	- 54.1%	--	--	--
Months Supply of Inventory	5.0	1.7	- 66.0%	--	--	--

\* 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.

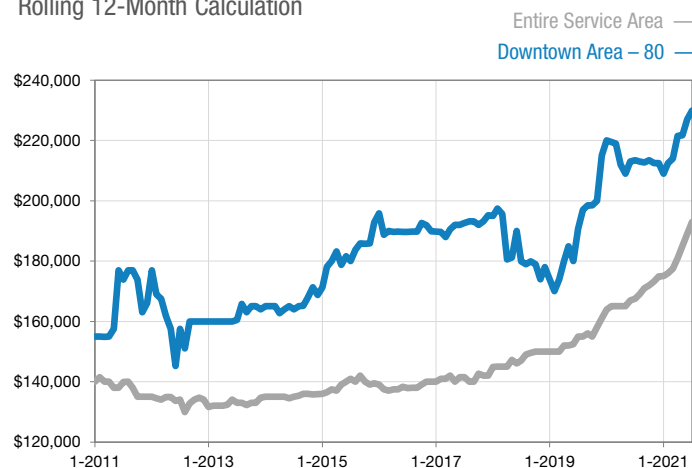
### Median Sales Price - Single-Family Detached

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.