

# Local Market Update for July 2021

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



## Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	7	19	+ 171.4%	60	94	+ 56.7%
Pending Sales	5	16	+ 220.0%	52	77	+ 48.1%
Closed Sales	10	8	- 20.0%	49	63	+ 28.6%
Days on Market Until Sale	22	6	- 72.7%	39	27	- 30.8%
Median Sales Price*	\$315,000	\$396,125	+ 25.8%	\$300,000	\$350,000	+ 16.7%
Average Sales Price*	\$315,600	\$440,181	+ 39.5%	\$304,331	\$372,893	+ 22.5%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	98.1%	100.3%	+ 2.2%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

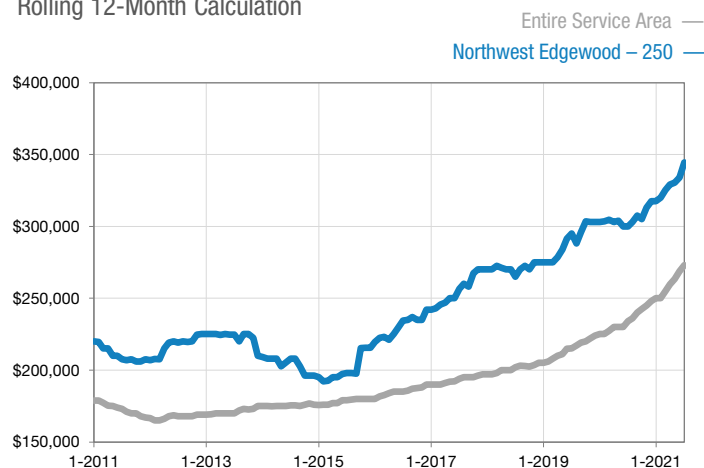
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

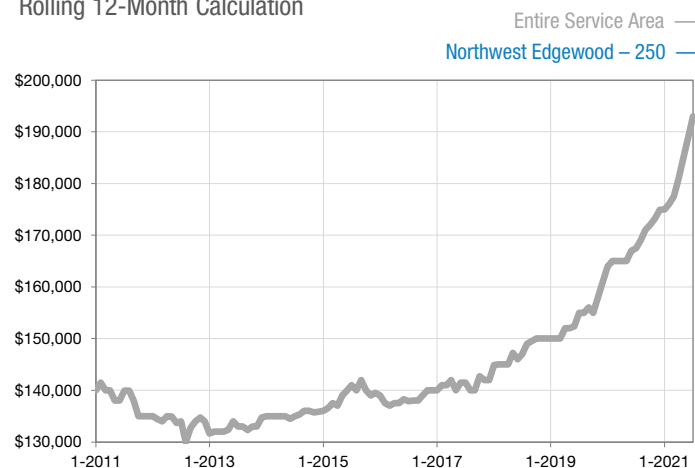
### Median Sales Price - Single-Family Detached

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.