

# Local Market Update for July 2021

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



## 87144

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	180	185	+ 2.8%	964	1,067	+ 10.7%
Pending Sales	140	152	+ 8.6%	813	954	+ 17.3%
Closed Sales	137	139	+ 1.5%	692	879	+ 27.0%
Days on Market Until Sale	24	11	- 54.2%	33	18	- 45.5%
Median Sales Price*	\$247,295	\$317,250	+ 28.3%	\$229,000	\$285,000	+ 24.5%
Average Sales Price*	\$258,637	\$344,721	+ 33.3%	\$246,455	\$307,877	+ 24.9%
Percent of List Price Received*	100.3%	101.8%	+ 1.5%	99.7%	101.1%	+ 1.4%
Inventory of Homes for Sale	164	115	- 29.9%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

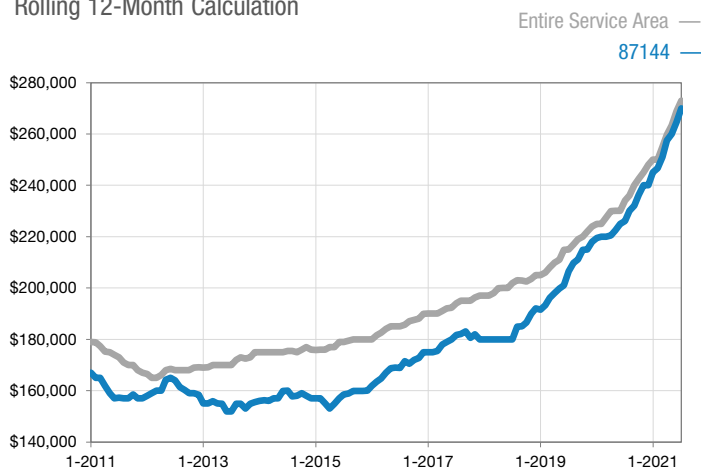
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	3	0	- 100.0%	6	2	- 66.7%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	1	10	+ 900.0%
Days on Market Until Sale	1	--	--	1	11	+ 1000.0%
Median Sales Price*	\$148,000	--	--	\$148,000	\$208,755	+ 41.1%
Average Sales Price*	\$148,000	--	--	\$148,000	\$201,269	+ 36.0%
Percent of List Price Received*	98.7%	--	--	98.7%	101.2%	+ 2.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

\* 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.

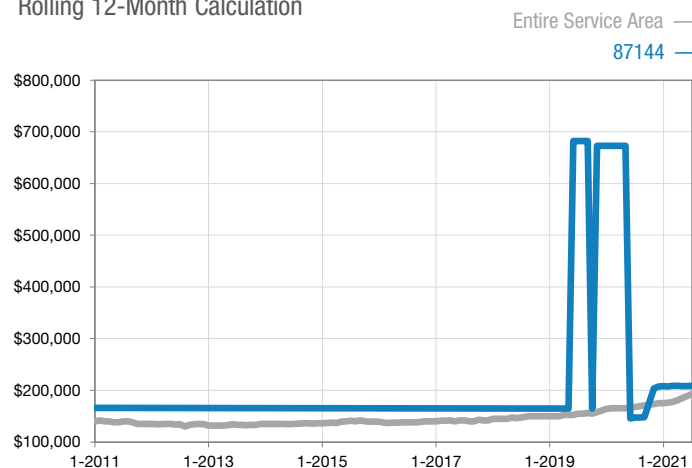
### Median Sales Price - Single-Family Detached

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.