

Local Market Update for July 2021

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| New Listings | 11 | 13 | + 18.2% | 64 | 76 | + 18.8% |
| Pending Sales | 3 | 12 | + 300.0% | 51 | 63 | + 23.5% |
| Closed Sales | 8 | 14 | + 75.0% | 52 | 58 | + 11.5% |
| Days on Market Until Sale | 21 | 5 | - 76.2% | 31 | 18 | - 41.9% |
| Median Sales Price* | \$270,000 | \$332,500 | + 23.1% | \$213,000 | \$277,500 | + 30.3% |
| Average Sales Price* | \$278,925 | \$327,646 | + 17.5% | \$240,642 | \$330,693 | + 37.4% |
| Percent of List Price Received* | 98.2% | 104.2% | + 6.1% | 98.1% | 100.6% | + 2.5% |
| Inventory of Homes for Sale | 14 | 13 | - 7.1% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.5 | - 21.1% | -- | -- | -- |

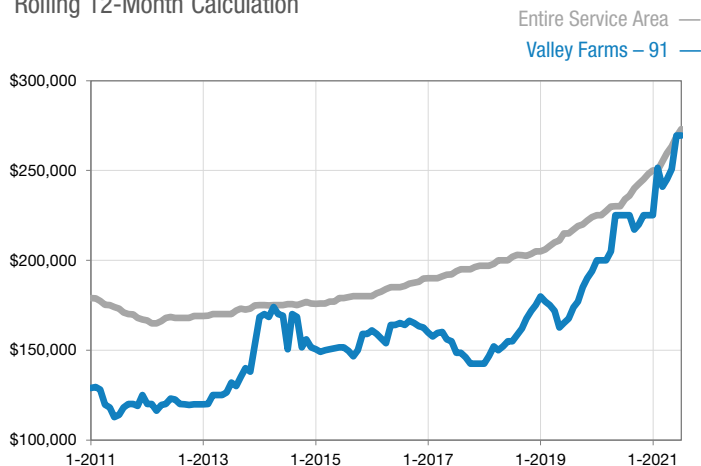
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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% | 1 | 0 | - 100.0% |
| 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.

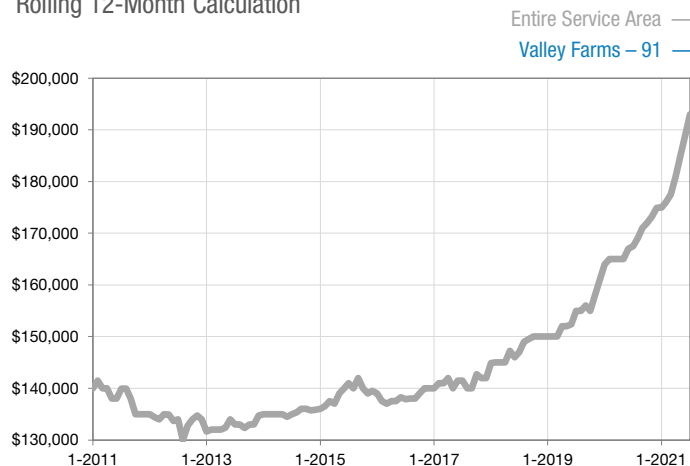
Median Sales Price - Single-Family Detached

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.