

Local Market Update for July 2021

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (CRA 027), East of Manzano Mountains

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	2	0	- 100.0%	7	4	- 42.9%
Pending Sales	1	0	- 100.0%	3	10	+ 233.3%
Closed Sales	1	2	+ 100.0%	3	9	+ 200.0%
Days on Market Until Sale	17	37	+ 117.6%	77	140	+ 81.8%
Median Sales Price*	\$78,500	\$337,500	+ 329.9%	\$105,300	\$290,000	+ 175.4%
Average Sales Price*	\$78,500	\$337,500	+ 329.9%	\$149,600	\$372,722	+ 149.1%
Percent of List Price Received*	92.5%	98.5%	+ 6.5%	94.7%	94.5%	- 0.2%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	9.0	0.5	- 94.4%	--	--	--

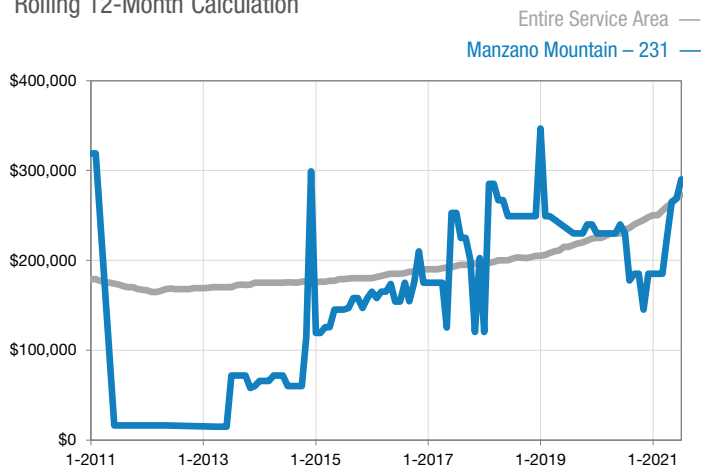
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

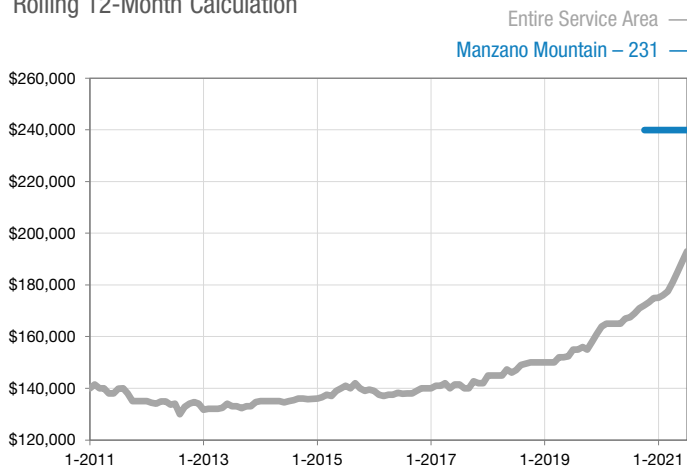
Median Sales Price - Single-Family Detached

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.