

# Local Market Update for July 2021

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	10	4	- 60.0%	39	83	+ 112.8%
Pending Sales	8	8	0.0%	35	75	+ 114.3%
Closed Sales	9	7	- 22.2%	27	39	+ 44.4%
Days on Market Until Sale	56	3	- 94.6%	90	21	- 76.7%
Median Sales Price*	\$159,900	<b>\$222,710</b>	+ 39.3%	\$178,000	<b>\$222,710</b>	+ 25.1%
Average Sales Price*	\$213,261	<b>\$254,944</b>	+ 19.5%	\$202,967	<b>\$261,081</b>	+ 28.6%
Percent of List Price Received*	100.1%	<b>99.8%</b>	- 0.3%	98.7%	<b>99.1%</b>	+ 0.4%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	4.9	<b>0.8</b>	- 83.7%	--	--	--

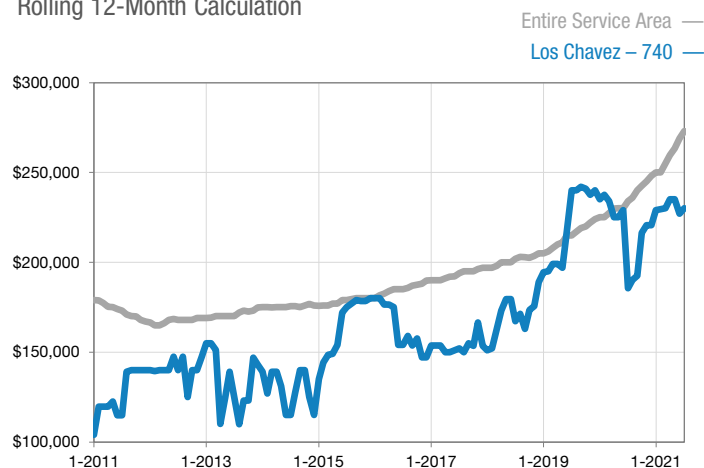
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

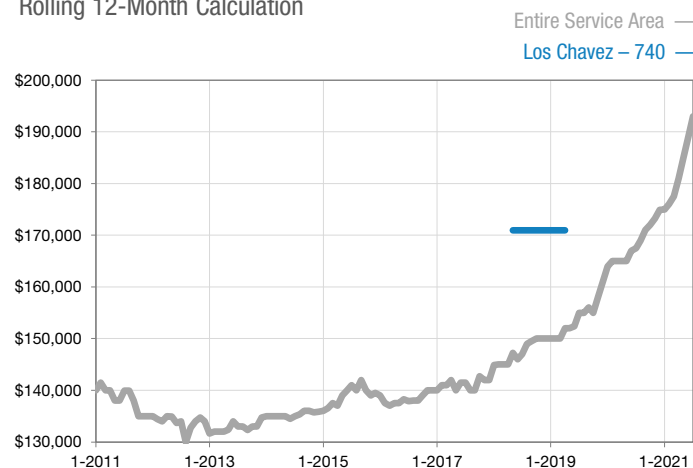
### Median Sales Price - Single-Family Detached

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.