

Local Market Update for July 2021

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



87123

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	69	71	+ 2.9%	412	428	+ 3.9%
Pending Sales	60	70	+ 16.7%	372	399	+ 7.3%
Closed Sales	68	77	+ 13.2%	333	358	+ 7.5%
Days on Market Until Sale	33	14	- 57.6%	27	19	- 29.6%
Median Sales Price*	\$278,950	\$330,280	+ 18.4%	\$255,000	\$299,483	+ 17.4%
Average Sales Price*	\$301,587	\$332,653	+ 10.3%	\$275,941	\$310,185	+ 12.4%
Percent of List Price Received*	99.7%	101.4%	+ 1.7%	99.3%	100.8%	+ 1.5%
Inventory of Homes for Sale	54	37	- 31.5%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

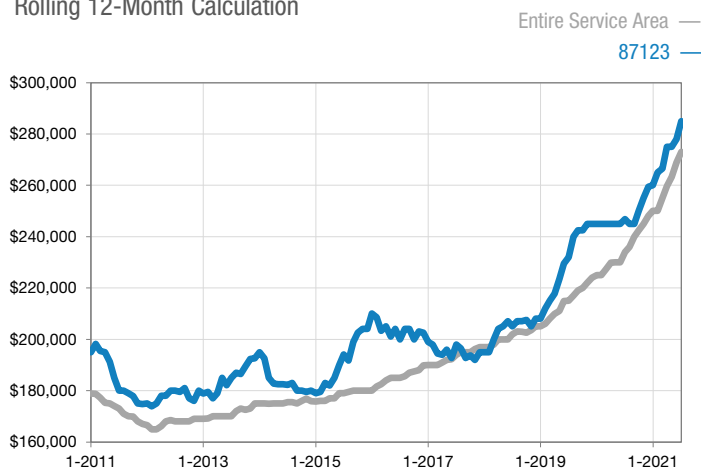
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	19	14	- 26.3%	103	129	+ 25.2%
Pending Sales	20	11	- 45.0%	107	124	+ 15.9%
Closed Sales	15	14	- 6.7%	85	91	+ 7.1%
Days on Market Until Sale	51	4	- 92.2%	58	9	- 84.5%
Median Sales Price*	\$241,900	\$238,000	- 1.6%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$222,960	\$235,186	+ 5.5%	\$198,212	\$226,559	+ 14.3%
Percent of List Price Received*	100.5%	100.6%	+ 0.1%	98.8%	100.5%	+ 1.7%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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.

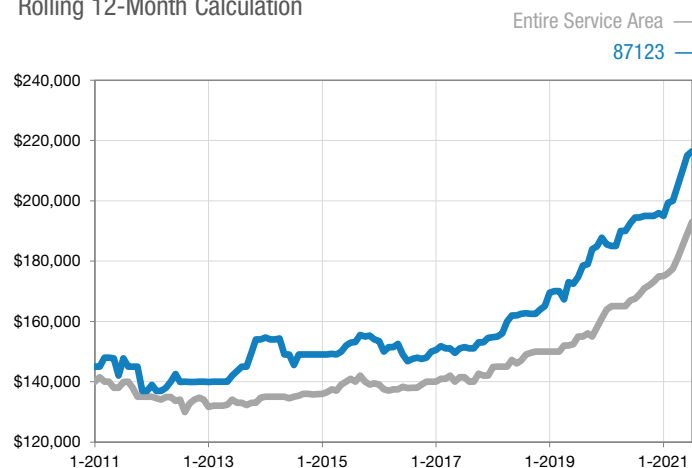
Median Sales Price - Single-Family Detached

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.