

Local Market Update for July 2021

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	33	23	- 30.3%	211	165	- 21.8%
Pending Sales	22	24	+ 9.1%	139	160	+ 15.1%
Closed Sales	27	22	- 18.5%	127	162	+ 27.6%
Days on Market Until Sale	22	8	- 63.6%	31	23	- 25.8%
Median Sales Price*	\$330,000	\$272,500	- 17.4%	\$248,000	\$250,000	+ 0.8%
Average Sales Price*	\$324,912	\$272,205	- 16.2%	\$266,481	\$273,278	+ 2.6%
Percent of List Price Received*	98.4%	101.5%	+ 3.2%	97.8%	100.4%	+ 2.7%
Inventory of Homes for Sale	46	14	- 69.6%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

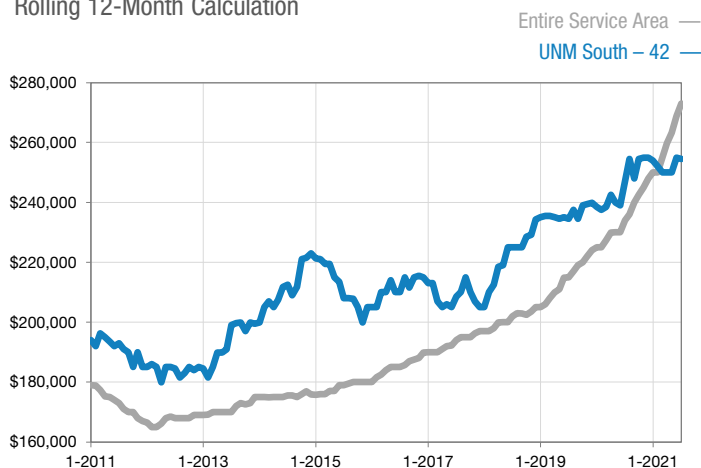
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	2	7	+ 250.0%	35	25	- 28.6%
Pending Sales	4	6	+ 50.0%	25	25	0.0%
Closed Sales	6	3	- 50.0%	26	25	- 3.8%
Days on Market Until Sale	48	17	- 64.6%	35	43	+ 22.9%
Median Sales Price*	\$100,750	\$289,000	+ 186.8%	\$68,450	\$230,000	+ 236.0%
Average Sales Price*	\$124,283	\$251,333	+ 102.2%	\$141,892	\$238,620	+ 68.2%
Percent of List Price Received*	95.5%	96.6%	+ 1.2%	100.2%	97.4%	- 2.8%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

* 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.

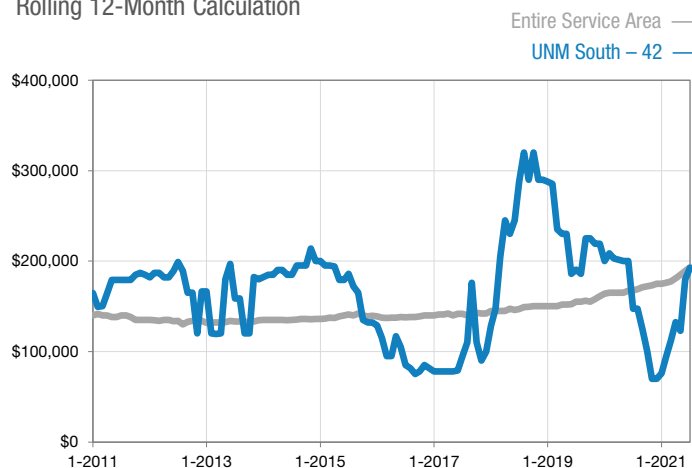
Median Sales Price - Single-Family Detached

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.