

Local Market Update for July 2021

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	66	75	+ 13.6%	404	390	- 3.5%
Pending Sales	63	61	- 3.2%	338	349	+ 3.3%
Closed Sales	64	52	- 18.8%	298	312	+ 4.7%
Days on Market Until Sale	17	7	- 58.8%	23	12	- 47.8%
Median Sales Price*	\$325,000	\$376,000	+ 15.7%	\$310,750	\$368,250	+ 18.5%
Average Sales Price*	\$359,755	\$436,930	+ 21.5%	\$341,026	\$408,099	+ 19.7%
Percent of List Price Received*	99.2%	101.1%	+ 1.9%	98.6%	101.0%	+ 2.4%
Inventory of Homes for Sale	60	36	- 40.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

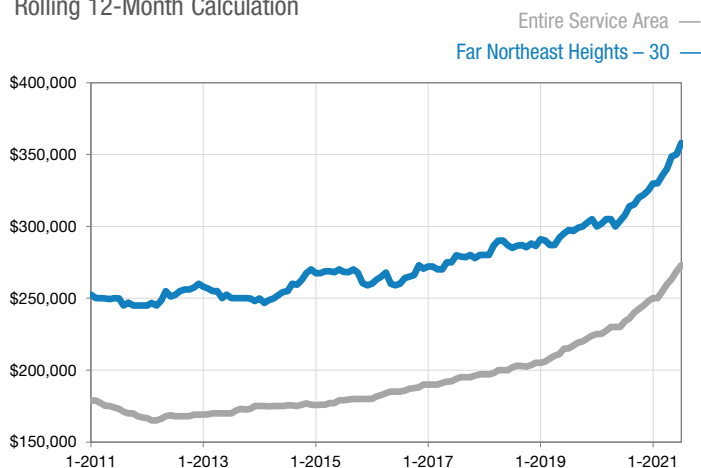
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	17	21	+ 23.5%	93	90	- 3.2%
Pending Sales	14	18	+ 28.6%	83	82	- 1.2%
Closed Sales	8	14	+ 75.0%	76	76	0.0%
Days on Market Until Sale	31	7	- 77.4%	35	11	- 68.6%
Median Sales Price*	\$213,250	\$266,250	+ 24.9%	\$199,000	\$245,000	+ 23.1%
Average Sales Price*	\$221,450	\$275,643	+ 24.5%	\$216,238	\$250,561	+ 15.9%
Percent of List Price Received*	100.0%	101.8%	+ 1.8%	98.4%	101.3%	+ 2.9%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

* 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.

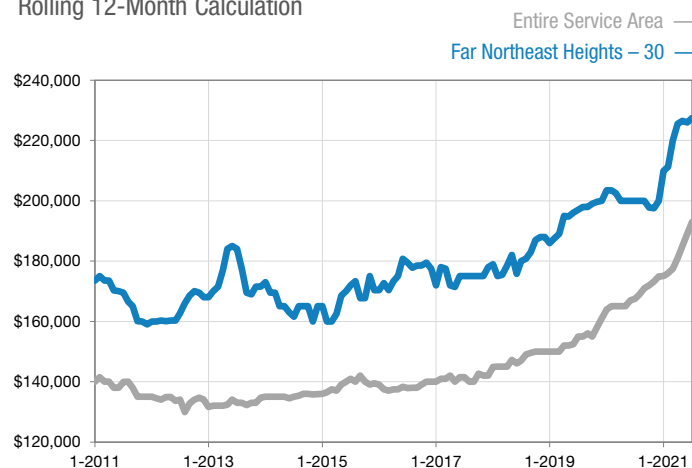
Median Sales Price - Single-Family Detached

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.