

Local Market Update for July 2021

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



87031

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| New Listings | 75 | 60 | - 20.0% | 395 | 394 | - 0.3% |
| Pending Sales | 65 | 54 | - 16.9% | 345 | 354 | + 2.6% |
| Closed Sales | 63 | 45 | - 28.6% | 283 | 323 | + 14.1% |
| Days on Market Until Sale | 36 | 18 | - 50.0% | 48 | 25 | - 47.9% |
| Median Sales Price* | \$208,500 | \$254,000 | + 21.8% | \$215,000 | \$248,900 | + 15.8% |
| Average Sales Price* | \$215,417 | \$274,430 | + 27.4% | \$219,193 | \$262,687 | + 19.8% |
| Percent of List Price Received* | 99.0% | 102.0% | + 3.0% | 98.5% | 100.4% | + 1.9% |
| Inventory of Homes for Sale | 92 | 59 | - 35.9% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.2 | - 40.0% | -- | -- | -- |

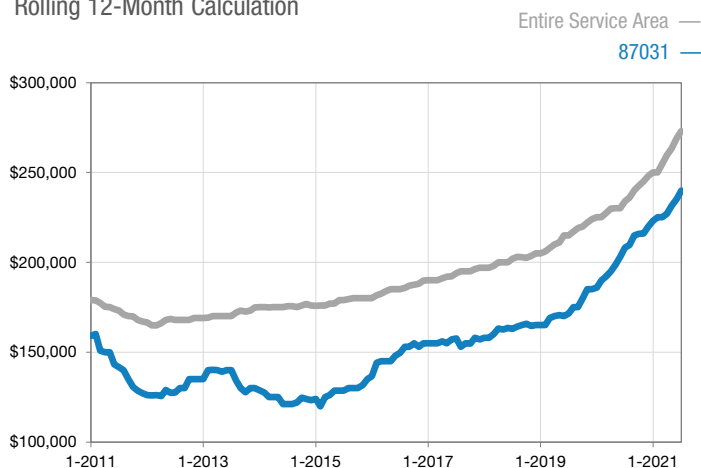
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| New Listings | 1 | 2 | + 100.0% | 12 | 21 | + 75.0% |
| Pending Sales | 1 | 3 | + 200.0% | 15 | 19 | + 26.7% |
| Closed Sales | 0 | 2 | -- | 17 | 15 | - 11.8% |
| Days on Market Until Sale | -- | 2 | -- | 33 | 5 | - 84.8% |
| Median Sales Price* | -- | \$189,125 | -- | \$143,500 | \$170,000 | + 18.5% |
| Average Sales Price* | -- | \$189,125 | -- | \$145,084 | \$164,510 | + 13.4% |
| Percent of List Price Received* | -- | 103.5% | -- | 98.7% | 101.4% | + 2.7% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.4 | -- | -- | -- | -- |

* 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.

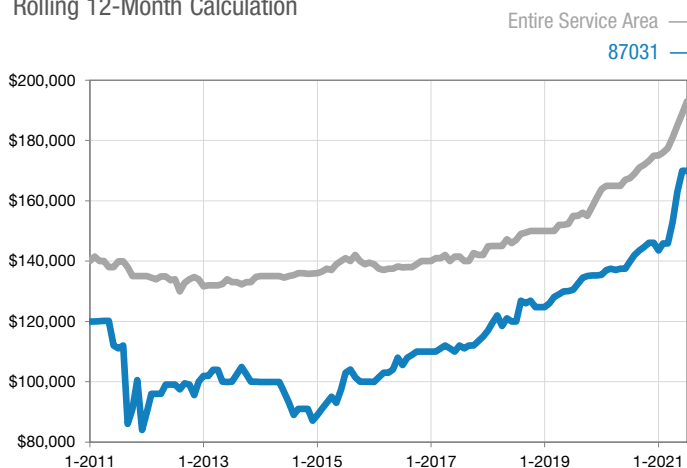
Median Sales Price - Single-Family Detached

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.