

Local Market Update for July 2021

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



87002

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	23	34	+ 47.8%	134	211	+ 57.5%
Pending Sales	19	37	+ 94.7%	133	184	+ 38.3%
Closed Sales	22	25	+ 13.6%	117	134	+ 14.5%
Days on Market Until Sale	84	27	- 67.9%	72	28	- 61.1%
Median Sales Price*	\$166,250	\$213,900	+ 28.7%	\$155,000	\$175,850	+ 13.5%
Average Sales Price*	\$174,509	\$220,220	+ 26.2%	\$165,307	\$200,054	+ 21.0%
Percent of List Price Received*	97.0%	99.9%	+ 3.0%	97.6%	99.0%	+ 1.4%
Inventory of Homes for Sale	51	29	- 43.1%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--

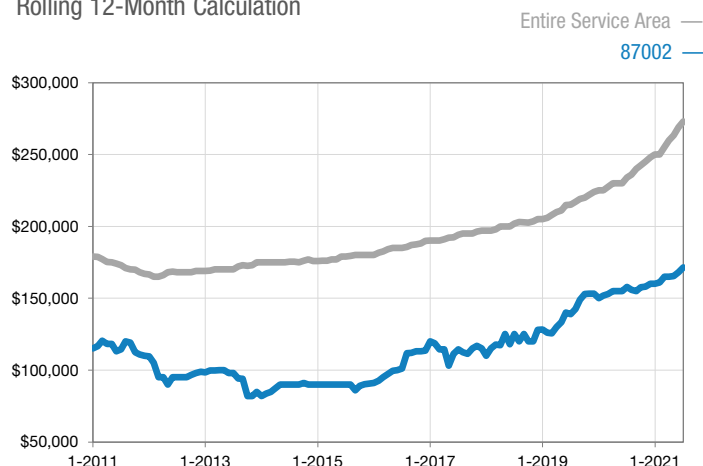
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	3	3	0.0%	15	17	+ 13.3%
Pending Sales	3	2	- 33.3%	10	16	+ 60.0%
Closed Sales	1	2	+ 100.0%	7	11	+ 57.1%
Days on Market Until Sale	119	48	- 59.7%	30	31	+ 3.3%
Median Sales Price*	\$115,000	\$124,500	+ 8.3%	\$115,000	\$120,000	+ 4.3%
Average Sales Price*	\$115,000	\$124,500	+ 8.3%	\$110,129	\$127,950	+ 16.2%
Percent of List Price Received*	95.8%	96.1%	+ 0.3%	91.5%	100.5%	+ 9.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--

* 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.

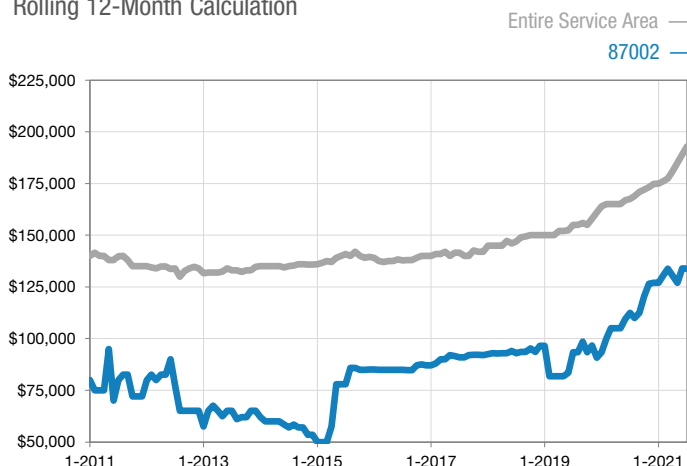
Median Sales Price - Single-Family Detached

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.