

Local Market Update for July 2021

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	92	104	+ 13.0%	577	561	- 2.8%
Pending Sales	82	88	+ 7.3%	507	518	+ 2.2%
Closed Sales	105	74	- 29.5%	471	486	+ 3.2%
Days on Market Until Sale	22	11	- 50.0%	32	16	- 50.0%
Median Sales Price*	\$325,000	\$376,000	+ 15.7%	\$305,000	\$361,250	+ 18.4%
Average Sales Price*	\$392,198	\$471,936	+ 20.3%	\$357,177	\$422,487	+ 18.3%
Percent of List Price Received*	98.7%	102.0%	+ 3.3%	98.4%	101.2%	+ 2.8%
Inventory of Homes for Sale	95	55	- 42.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--

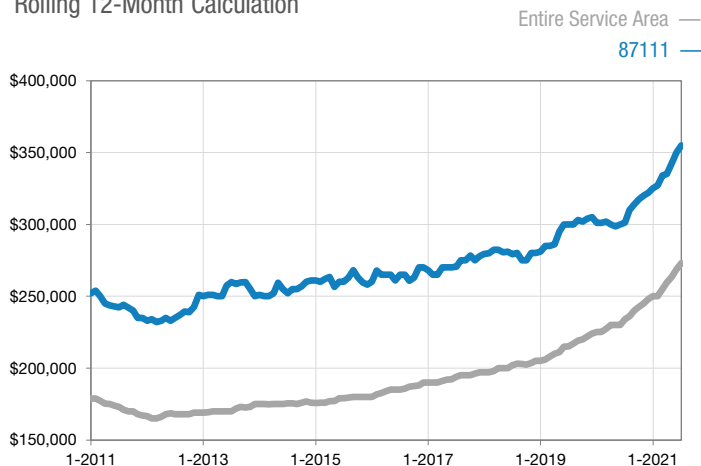
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	23	27	+ 17.4%	136	134	- 1.5%
Pending Sales	19	23	+ 21.1%	114	125	+ 9.6%
Closed Sales	11	22	+ 100.0%	103	121	+ 17.5%
Days on Market Until Sale	40	21	- 47.5%	34	14	- 58.8%
Median Sales Price*	\$216,500	\$280,000	+ 29.3%	\$197,500	\$245,000	+ 24.1%
Average Sales Price*	\$228,418	\$274,295	+ 20.1%	\$211,000	\$252,721	+ 19.8%
Percent of List Price Received*	99.3%	101.3%	+ 2.0%	98.3%	101.3%	+ 3.1%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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.

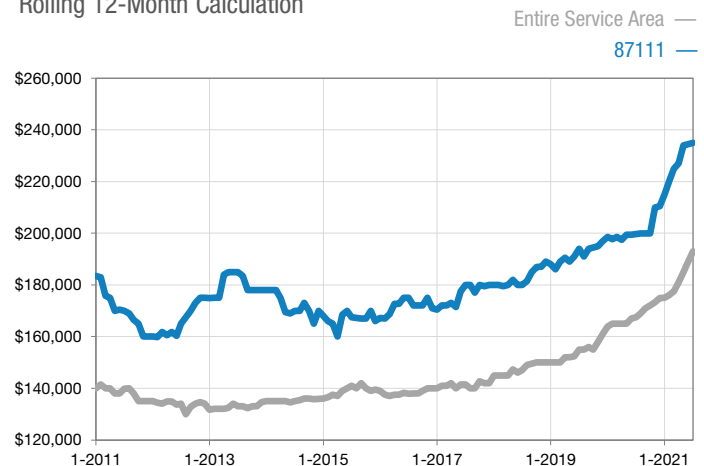
Median Sales Price - Single-Family Detached

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.