

Local Market Update for July 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	33	39	+ 18.2%	214	242	+ 13.1%
Pending Sales	27	26	- 3.7%	193	215	+ 11.4%
Closed Sales	34	54	+ 58.8%	171	192	+ 12.3%
Days on Market Until Sale	22	16	- 27.3%	28	22	- 21.4%
Median Sales Price*	\$275,500	\$334,473	+ 21.4%	\$249,900	\$303,523	+ 21.5%
Average Sales Price*	\$264,956	\$335,054	+ 26.5%	\$242,628	\$300,492	+ 23.8%
Percent of List Price Received*	99.1%	101.7%	+ 2.6%	98.8%	101.0%	+ 2.2%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

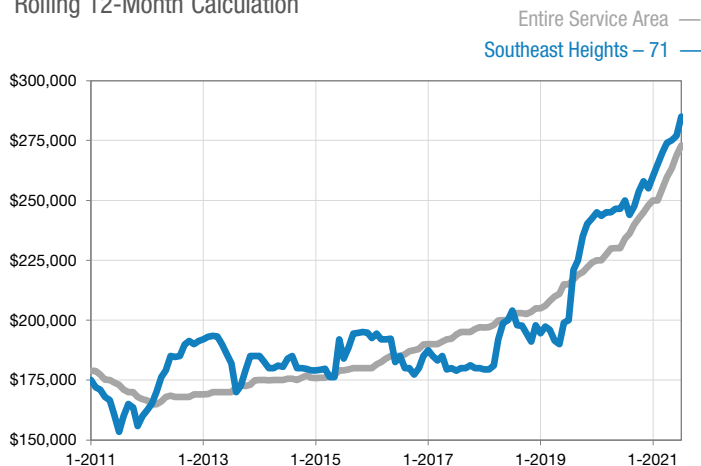
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	9	4	- 55.6%	69	75	+ 8.7%
Pending Sales	13	4	- 69.2%	67	71	+ 6.0%
Closed Sales	9	8	- 11.1%	55	41	- 25.5%
Days on Market Until Sale	88	4	- 95.5%	70	10	- 85.7%
Median Sales Price*	\$251,900	\$239,450	- 4.9%	\$196,900	\$211,000	+ 7.2%
Average Sales Price*	\$223,044	\$206,763	- 7.3%	\$190,323	\$203,576	+ 7.0%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	98.6%	100.3%	+ 1.7%
Inventory of Homes for Sale	13	1	- 92.3%	--	--	--
Months Supply of Inventory	1.7	0.1	- 94.1%	--	--	--

* 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.

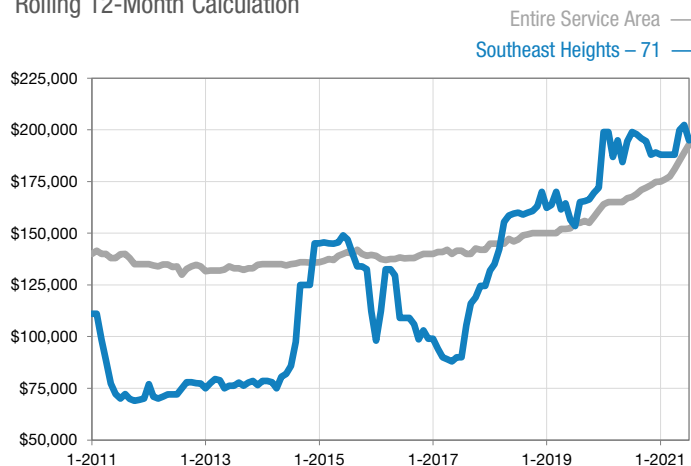
Median Sales Price - Single-Family Detached

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.