

Local Market Update for July 2021

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	27	27	0.0%	165	191	+ 15.8%
Pending Sales	29	27	- 6.9%	129	152	+ 17.8%
Closed Sales	18	25	+ 38.9%	108	132	+ 22.2%
Days on Market Until Sale	40	14	- 65.0%	45	19	- 57.8%
Median Sales Price*	\$285,000	\$360,000	+ 26.3%	\$319,950	\$355,000	+ 11.0%
Average Sales Price*	\$320,856	\$493,100	+ 53.7%	\$402,336	\$445,883	+ 10.8%
Percent of List Price Received*	95.0%	99.9%	+ 5.2%	97.6%	100.1%	+ 2.6%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

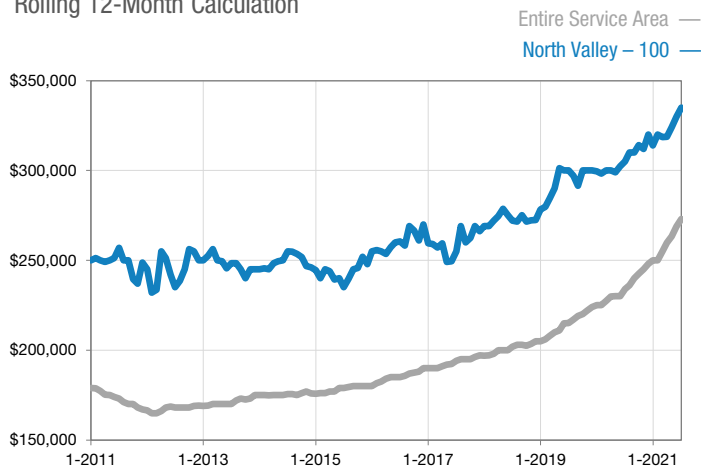
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	6	9	+ 50.0%	34	33	- 2.9%
Pending Sales	4	7	+ 75.0%	31	30	- 3.2%
Closed Sales	7	4	- 42.9%	32	26	- 18.8%
Days on Market Until Sale	3	3	0.0%	8	4	- 50.0%
Median Sales Price*	\$160,000	\$187,250	+ 17.0%	\$152,000	\$178,000	+ 17.1%
Average Sales Price*	\$194,229	\$182,375	- 6.1%	\$163,497	\$191,341	+ 17.0%
Percent of List Price Received*	100.5%	107.8%	+ 7.3%	99.0%	103.6%	+ 4.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

* 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.

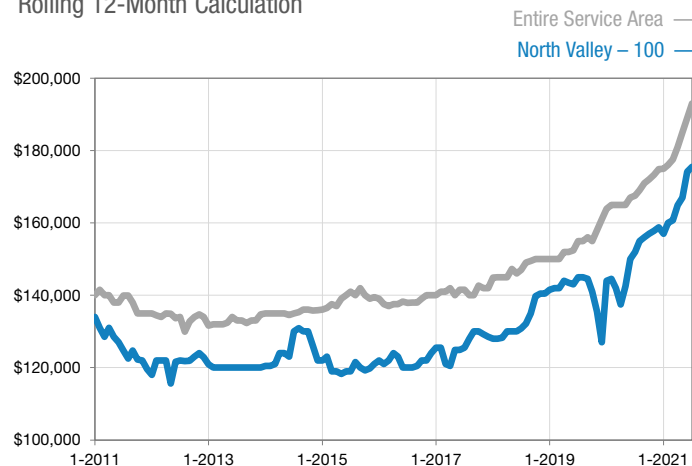
Median Sales Price - Single-Family Detached

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.