

# Local Market Update for July 2021

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	22	21	- 4.5%	115	111	- 3.5%
Pending Sales	22	20	- 9.1%	111	103	- 7.2%
Closed Sales	20	21	+ 5.0%	102	89	- 12.7%
Days on Market Until Sale	19	12	- 36.8%	40	16	- 60.0%
Median Sales Price*	\$171,200	<b>\$269,800</b>	+ 57.6%	\$178,700	<b>\$216,000</b>	+ 20.9%
Average Sales Price*	\$171,182	<b>\$248,371</b>	+ 45.1%	\$178,982	<b>\$228,974</b>	+ 27.9%
Percent of List Price Received*	98.7%	<b>100.4%</b>	+ 1.7%	97.8%	<b>100.7%</b>	+ 3.0%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

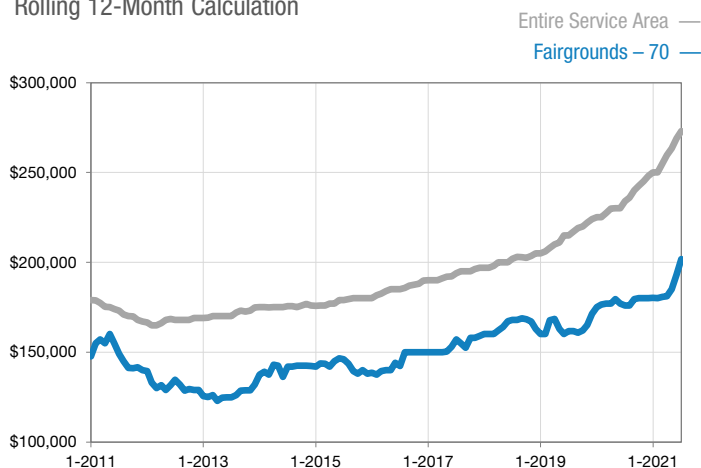
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	4	7	+ 75.0%
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	2	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	21	--	--	38	15	- 60.5%
Median Sales Price*	\$163,500	--	--	\$157,900	<b>\$176,000</b>	+ 11.5%
Average Sales Price*	\$163,500	--	--	\$142,380	<b>\$183,000</b>	+ 28.5%
Percent of List Price Received*	97.7%	--	--	96.3%	<b>100.1%</b>	+ 3.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

\* 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.

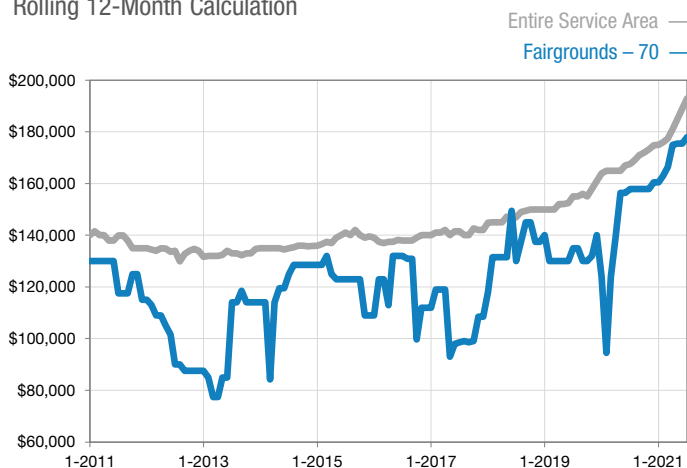
### Median Sales Price - Single-Family Detached

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.