

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	45	34	- 24.4%	245	229	- 6.5%
Pending Sales	36	32	- 11.1%	184	172	- 6.5%
Closed Sales	29	34	+ 17.2%	169	164	- 3.0%
Days on Market Until Sale	40	20	- 50.0%	44	23	- 47.7%
Median Sales Price*	\$275,000	\$269,875	- 1.9%	\$275,000	\$311,000	+ 13.1%
Average Sales Price*	\$363,569	\$400,469	+ 10.1%	\$355,342	\$371,710	+ 4.6%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.3%	100.2%	+ 1.9%
Inventory of Homes for Sale	57	43	- 24.6%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

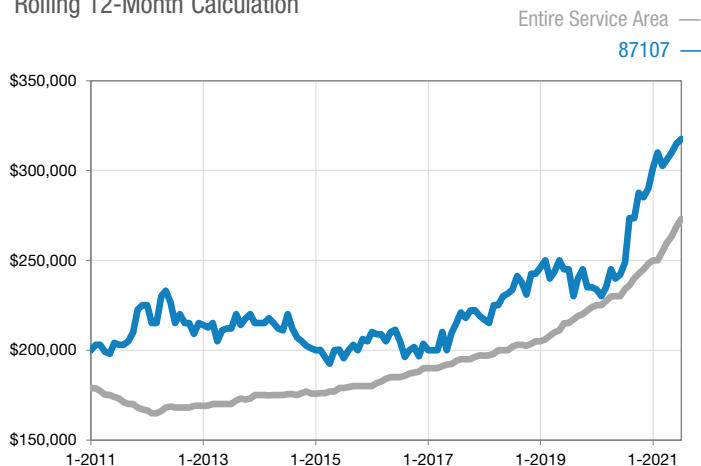
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	8	7	- 12.5%	54	50	- 7.4%
Pending Sales	7	12	+ 71.4%	47	42	- 10.6%
Closed Sales	10	8	- 20.0%	42	30	- 28.6%
Days on Market Until Sale	10	2	- 80.0%	22	9	- 59.1%
Median Sales Price*	\$252,000	\$223,000	- 11.5%	\$168,250	\$213,750	+ 27.0%
Average Sales Price*	\$248,650	\$204,625	- 17.7%	\$195,805	\$210,754	+ 7.6%
Percent of List Price Received*	98.5%	103.7%	+ 5.3%	98.2%	101.3%	+ 3.2%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

* 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.

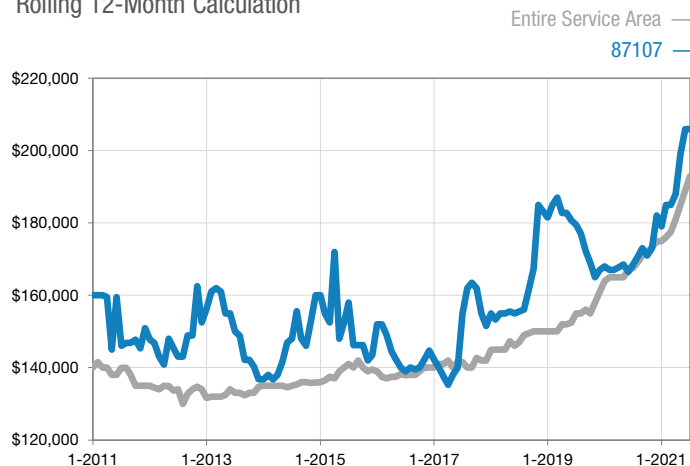
Median Sales Price - Single-Family Detached

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.