

Local Market Update for July 2021

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



87124

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	107	140	+ 30.8%	705	730	+ 3.5%
Pending Sales	96	123	+ 28.1%	662	679	+ 2.6%
Closed Sales	136	93	- 31.6%	624	616	- 1.3%
Days on Market Until Sale	17	5	- 70.6%	24	11	- 54.2%
Median Sales Price*	\$240,000	\$303,000	+ 26.3%	\$236,400	\$280,000	+ 18.4%
Average Sales Price*	\$259,828	\$320,324	+ 23.3%	\$255,708	\$304,826	+ 19.2%
Percent of List Price Received*	100.1%	102.9%	+ 2.8%	99.4%	101.5%	+ 2.1%
Inventory of Homes for Sale	76	60	- 21.1%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

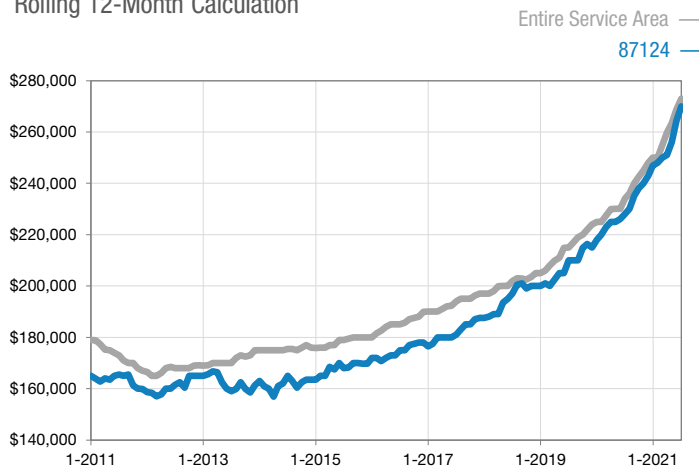
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	14	4	- 71.4%	66	62	- 6.1%
Pending Sales	12	6	- 50.0%	61	62	+ 1.6%
Closed Sales	7	5	- 28.6%	53	61	+ 15.1%
Days on Market Until Sale	22	2	- 90.9%	28	9	- 67.9%
Median Sales Price*	\$107,000	\$130,000	+ 21.5%	\$150,000	\$150,000	0.0%
Average Sales Price*	\$131,414	\$179,000	+ 36.2%	\$150,574	\$168,676	+ 12.0%
Percent of List Price Received*	98.4%	102.4%	+ 4.1%	97.1%	101.2%	+ 4.2%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--

* 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.

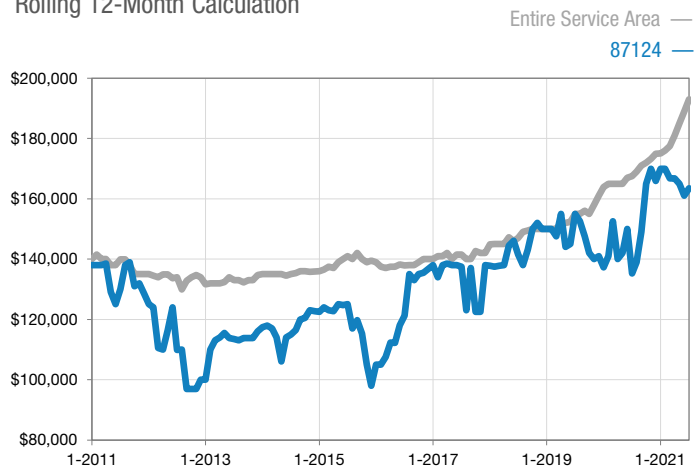
Median Sales Price - Single-Family Detached

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.