

Local Market Update for July 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	58	45	- 22.4%	276	295	+ 6.9%
Pending Sales	41	46	+ 12.2%	253	267	+ 5.5%
Closed Sales	46	52	+ 13.0%	234	248	+ 6.0%
Days on Market Until Sale	12	8	- 33.3%	27	12	- 55.6%
Median Sales Price*	\$196,000	\$279,000	+ 42.3%	\$195,500	\$245,000	+ 25.3%
Average Sales Price*	\$212,630	\$291,749	+ 37.2%	\$205,522	\$256,614	+ 24.9%
Percent of List Price Received*	100.1%	102.1%	+ 2.0%	99.7%	101.2%	+ 1.5%
Inventory of Homes for Sale	33	24	- 27.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

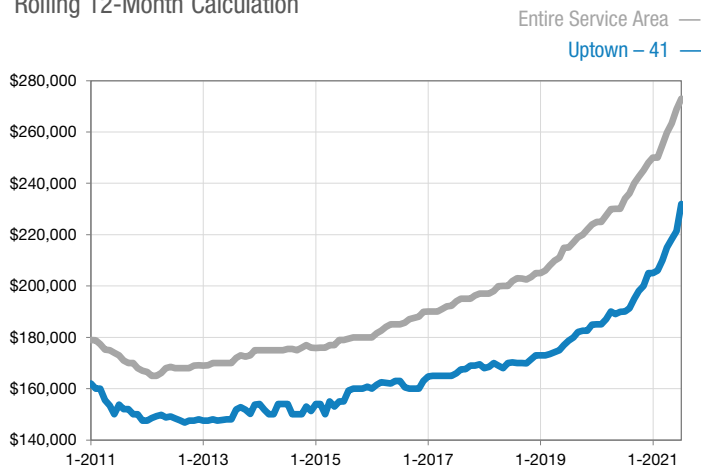
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	2	5	+ 150.0%	38	35	- 7.9%
Pending Sales	3	7	+ 133.3%	32	30	- 6.3%
Closed Sales	7	3	- 57.1%	33	27	- 18.2%
Days on Market Until Sale	11	4	- 63.6%	30	10	- 66.7%
Median Sales Price*	\$85,000	\$115,000	+ 35.3%	\$95,000	\$105,000	+ 10.5%
Average Sales Price*	\$110,371	\$109,350	- 0.9%	\$112,870	\$122,920	+ 8.9%
Percent of List Price Received*	96.1%	101.5%	+ 5.6%	95.8%	99.9%	+ 4.3%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

* 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.

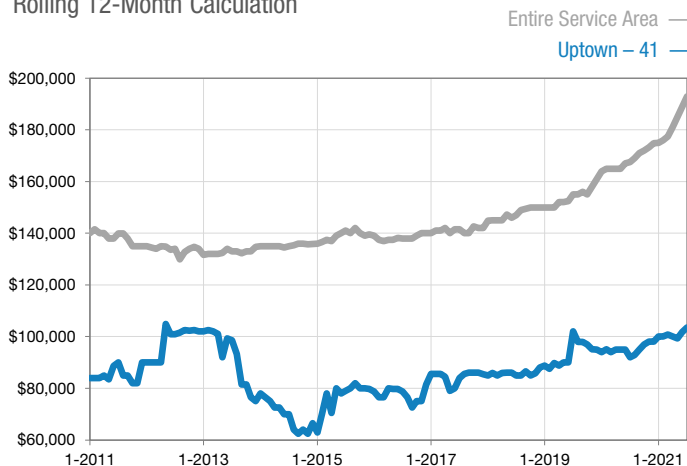
Median Sales Price - Single-Family Detached

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.