

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	28	30	+ 7.1%	170	199	+ 17.1%
Pending Sales	27	23	- 14.8%	137	159	+ 16.1%
Closed Sales	23	26	+ 13.0%	113	155	+ 37.2%
Days on Market Until Sale	20	12	- 40.0%	23	15	- 34.8%
Median Sales Price*	\$320,000	\$353,000	+ 10.3%	\$313,500	\$350,000	+ 11.6%
Average Sales Price*	\$373,066	\$362,505	- 2.8%	\$332,757	\$379,213	+ 14.0%
Percent of List Price Received*	99.4%	100.9%	+ 1.5%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

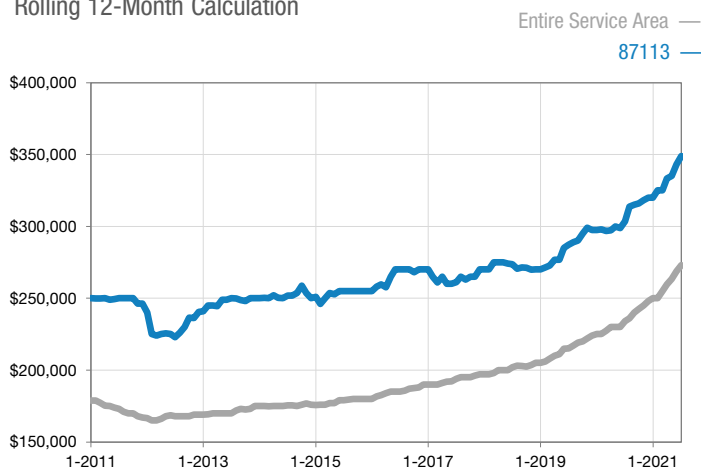
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	4	8	+ 100.0%	28	24	- 14.3%
Pending Sales	4	7	+ 75.0%	27	24	- 11.1%
Closed Sales	5	3	- 40.0%	28	18	- 35.7%
Days on Market Until Sale	2	4	+ 100.0%	6	5	- 16.7%
Median Sales Price*	\$160,000	\$187,500	+ 17.2%	\$157,000	\$180,000	+ 14.6%
Average Sales Price*	\$164,120	\$194,833	+ 18.7%	\$157,768	\$182,222	+ 15.5%
Percent of List Price Received*	99.8%	105.1%	+ 5.3%	98.8%	103.4%	+ 4.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	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.

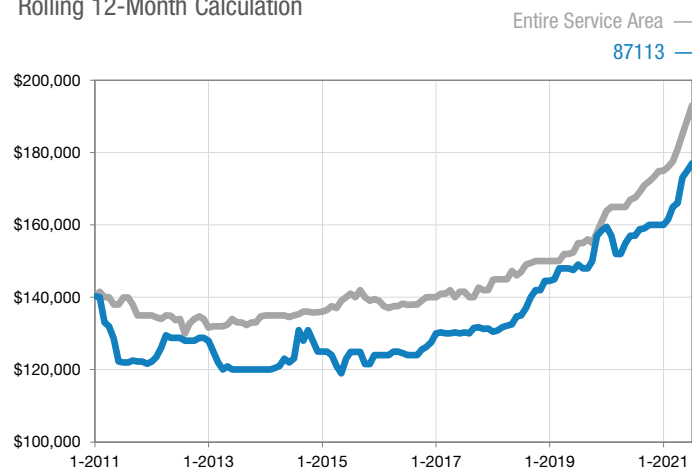
Median Sales Price - Single-Family Detached

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.