

Local Market Update for July 2021

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, 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	113	118	+ 4.4%	645	648	+ 0.5%
Pending Sales	103	107	+ 3.9%	625	609	- 2.6%
Closed Sales	95	93	- 2.1%	565	577	+ 2.1%
Days on Market Until Sale	19	7	- 63.2%	25	12	- 52.0%
Median Sales Price*	\$220,000	\$245,000	+ 11.4%	\$210,000	\$240,000	+ 14.3%
Average Sales Price*	\$224,371	\$264,115	+ 17.7%	\$213,951	\$251,214	+ 17.4%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	99.3%	101.4%	+ 2.1%
Inventory of Homes for Sale	66	56	- 15.2%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

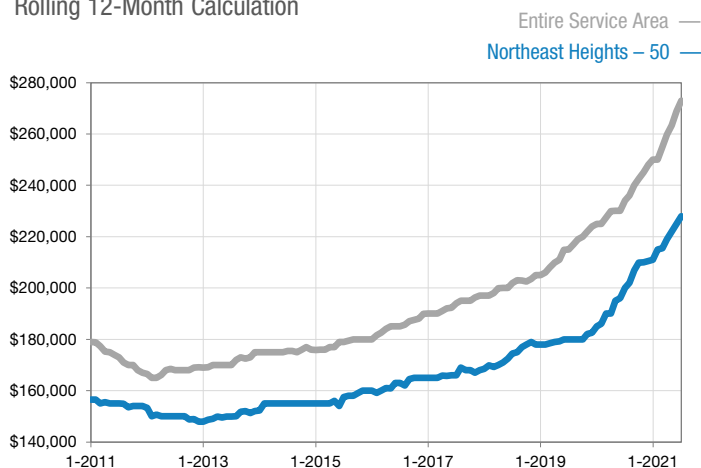
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	15	16	+ 6.7%	102	94	- 7.8%
Pending Sales	14	17	+ 21.4%	92	96	+ 4.3%
Closed Sales	10	11	+ 10.0%	80	91	+ 13.8%
Days on Market Until Sale	6	30	+ 400.0%	29	18	- 37.9%
Median Sales Price*	\$171,250	\$225,000	+ 31.4%	\$170,500	\$205,000	+ 20.2%
Average Sales Price*	\$178,030	\$199,636	+ 12.1%	\$163,151	\$200,944	+ 23.2%
Percent of List Price Received*	99.6%	100.6%	+ 1.0%	98.0%	100.7%	+ 2.8%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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.

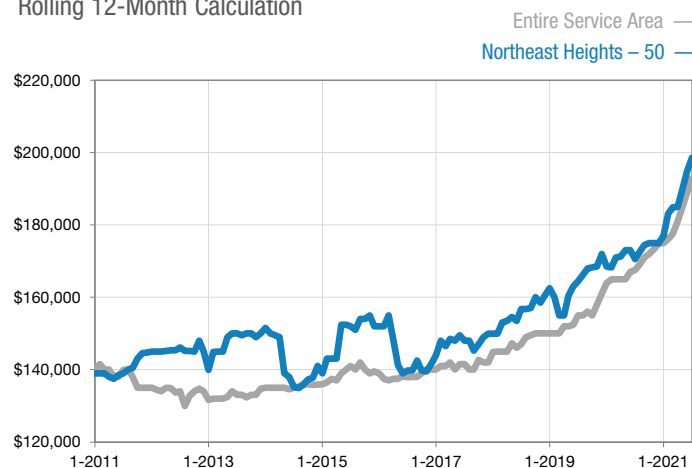
Median Sales Price - Single-Family Detached

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.