

Local Market Update for July 2021

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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	44	31	- 29.5%	243	201	- 17.3%
Pending Sales	38	24	- 36.8%	180	162	- 10.0%
Closed Sales	29	29	0.0%	165	157	- 4.8%
Days on Market Until Sale	27	16	- 40.7%	37	22	- 40.5%
Median Sales Price*	\$283,000	\$265,000	- 6.4%	\$220,000	\$275,000	+ 25.0%
Average Sales Price*	\$363,810	\$347,964	- 4.4%	\$302,120	\$325,492	+ 7.7%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	98.1%	100.4%	+ 2.3%
Inventory of Homes for Sale	45	32	- 28.9%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

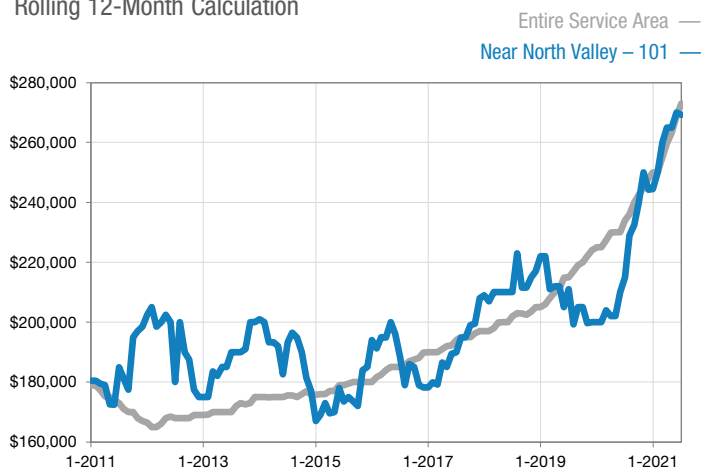
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	5	11	+ 120.0%	56	51	- 8.9%
Pending Sales	6	14	+ 133.3%	49	41	- 16.3%
Closed Sales	10	8	- 20.0%	44	26	- 40.9%
Days on Market Until Sale	22	3	- 86.4%	29	10	- 65.5%
Median Sales Price*	\$219,500	\$223,000	+ 1.6%	\$168,250	\$218,363	+ 29.8%
Average Sales Price*	\$238,150	\$212,750	- 10.7%	\$191,177	\$216,913	+ 13.5%
Percent of List Price Received*	97.1%	101.3%	+ 4.3%	98.1%	100.7%	+ 2.7%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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.

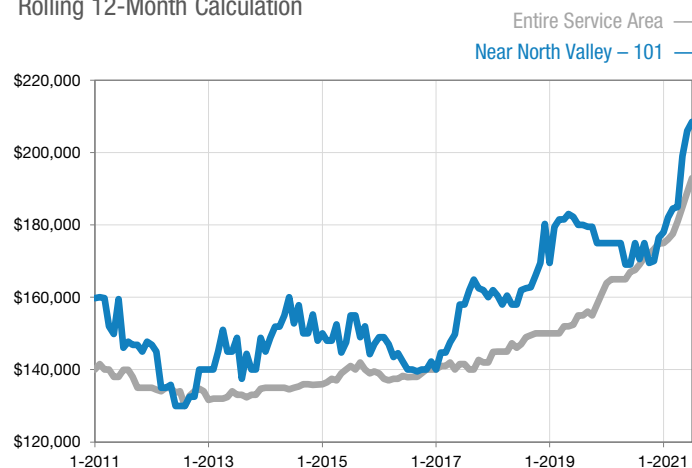
Median Sales Price - Single-Family Detached

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.