

Local Market Update for July 2021

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



87121

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	101	99	- 2.0%	627	604	- 3.7%
Pending Sales	90	89	- 1.1%	591	566	- 4.2%
Closed Sales	97	89	- 8.2%	519	540	+ 4.0%
Days on Market Until Sale	16	6	- 62.5%	25	7	- 72.0%
Median Sales Price*	\$185,000	\$220,000	+ 18.9%	\$176,000	\$211,500	+ 20.2%
Average Sales Price*	\$189,044	\$223,646	+ 18.3%	\$179,931	\$213,898	+ 18.9%
Percent of List Price Received*	100.6%	103.5%	+ 2.9%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	64	39	- 39.1%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

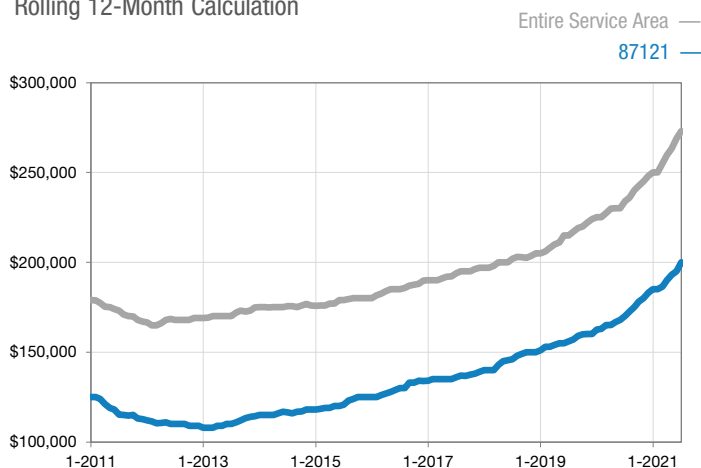
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	3	--	17	15	- 11.8%
Pending Sales	0	2	--	19	13	- 31.6%
Closed Sales	8	2	- 75.0%	24	16	- 33.3%
Days on Market Until Sale	31	5	- 83.9%	48	5	- 89.6%
Median Sales Price*	\$135,000	\$207,500	+ 53.7%	\$143,000	\$174,500	+ 22.0%
Average Sales Price*	\$147,113	\$207,500	+ 41.0%	\$142,579	\$175,371	+ 23.0%
Percent of List Price Received*	101.4%	102.7%	+ 1.3%	99.8%	100.9%	+ 1.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

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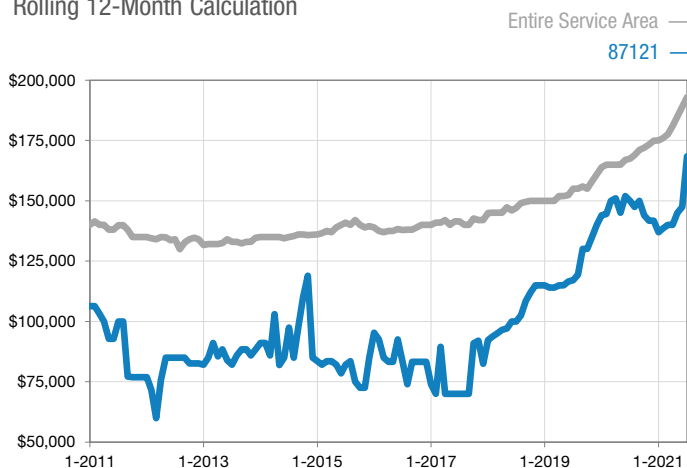
Median Sales Price - Single-Family Detached

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.