

# Local Market Update for July 2021

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



## 87110

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	81	69	- 14.8%	410	439	+ 7.1%
Pending Sales	57	67	+ 17.5%	370	397	+ 7.3%
Closed Sales	70	71	+ 1.4%	348	365	+ 4.9%
Days on Market Until Sale	15	10	- 33.3%	30	15	- 50.0%
Median Sales Price*	\$210,500	<b>\$286,000</b>	+ 35.9%	\$207,250	<b>\$260,000</b>	+ 25.5%
Average Sales Price*	\$241,841	<b>\$319,167</b>	+ 32.0%	\$229,014	<b>\$287,767</b>	+ 25.7%
Percent of List Price Received*	99.6%	<b>102.1%</b>	+ 2.5%	99.1%	<b>101.0%</b>	+ 1.9%
Inventory of Homes for Sale	60	38	- 36.7%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

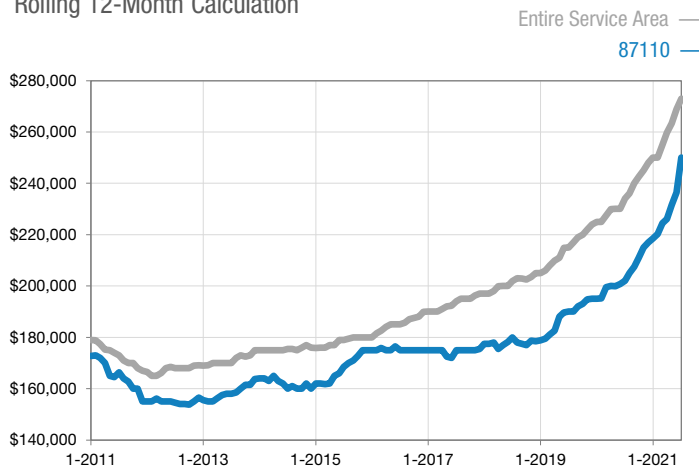
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	32	31	- 3.1%
Pending Sales	2	7	+ 250.0%	27	28	+ 3.7%
Closed Sales	7	3	- 57.1%	28	26	- 7.1%
Days on Market Until Sale	11	4	- 63.6%	28	10	- 64.3%
Median Sales Price*	\$85,000	<b>\$115,000</b>	+ 35.3%	\$96,000	<b>\$105,000</b>	+ 9.4%
Average Sales Price*	\$110,371	<b>\$109,350</b>	- 0.9%	\$115,646	<b>\$123,917</b>	+ 7.2%
Percent of List Price Received*	96.1%	<b>101.5%</b>	+ 5.6%	95.8%	<b>99.9%</b>	+ 4.3%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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.

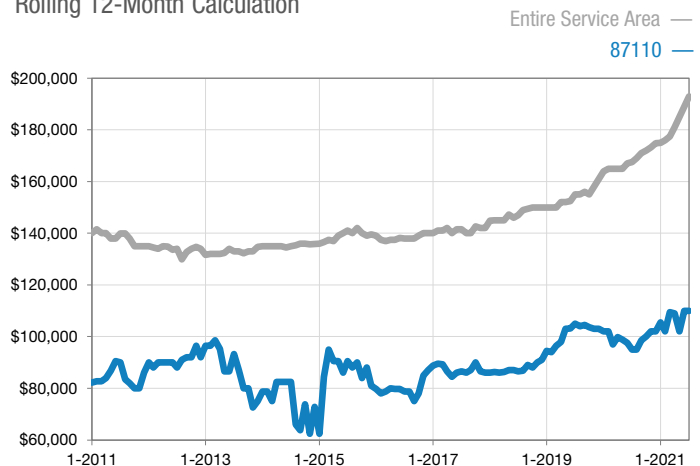
### Median Sales Price - Single-Family Detached

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.