

# Local Market Update for July 2021

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



## 87004

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	15	6	- 60.0%	76	71	- 6.6%
Pending Sales	12	9	- 25.0%	62	71	+ 14.5%
Closed Sales	9	15	+ 66.7%	56	70	+ 25.0%
Days on Market Until Sale	62	28	- 54.8%	55	30	- 45.5%
Median Sales Price*	\$300,000	<b>\$374,000</b>	+ 24.7%	\$274,950	<b>\$352,500</b>	+ 28.2%
Average Sales Price*	\$304,278	<b>\$468,720</b>	+ 54.0%	\$282,109	<b>\$383,248</b>	+ 35.9%
Percent of List Price Received*	98.7%	<b>101.0%</b>	+ 2.3%	97.8%	<b>100.5%</b>	+ 2.8%
Inventory of Homes for Sale	22	5	- 77.3%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--

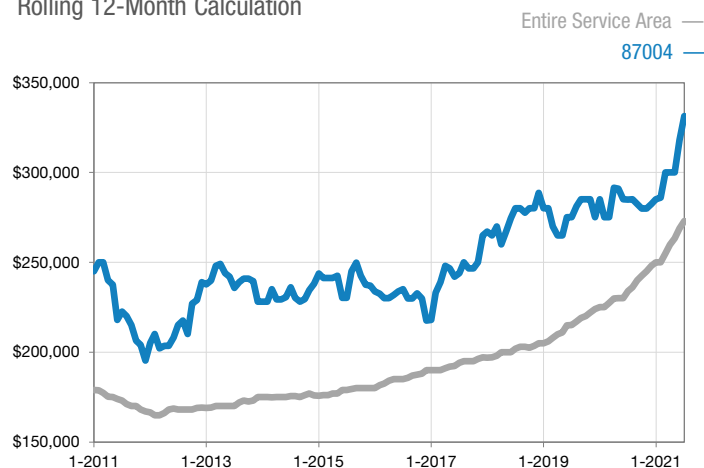
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	11	--	--	12	0	- 100.0%
Median Sales Price*	\$99,450	--	--	\$78,500	<b>\$112,000</b>	+ 42.7%
Average Sales Price*	\$99,450	--	--	\$92,467	<b>\$112,000</b>	+ 21.1%
Percent of List Price Received*	98.1%	--	--	102.8%	<b>100.0%</b>	- 2.7%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

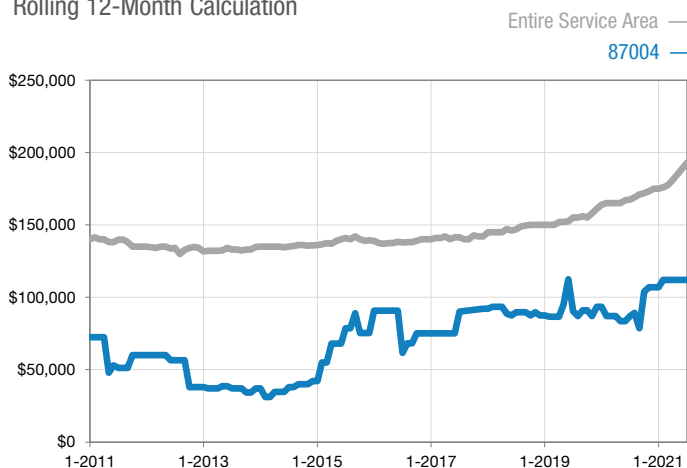
### Median Sales Price - Single-Family Detached

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.