

Local Market Update for July 2021

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



87105

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	46	43	- 6.5%	282	262	- 7.1%
Pending Sales	34	33	- 2.9%	230	232	+ 0.9%
Closed Sales	43	38	- 11.6%	190	236	+ 24.2%
Days on Market Until Sale	27	10	- 63.0%	34	19	- 44.1%
Median Sales Price*	\$199,000	\$249,500	+ 25.4%	\$172,500	\$211,500	+ 22.6%
Average Sales Price*	\$215,238	\$269,173	+ 25.1%	\$198,892	\$244,803	+ 23.1%
Percent of List Price Received*	100.4%	103.0%	+ 2.6%	98.4%	100.6%	+ 2.2%
Inventory of Homes for Sale	55	32	- 41.8%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

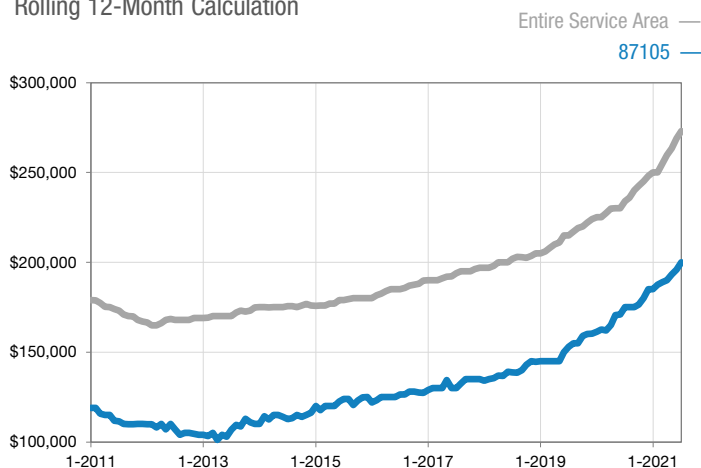
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	2	+ 100.0%	15	12	- 20.0%
Pending Sales	0	0	0.0%	14	9	- 35.7%
Closed Sales	2	1	- 50.0%	14	10	- 28.6%
Days on Market Until Sale	39	29	- 25.6%	18	23	+ 27.8%
Median Sales Price*	\$138,250	\$168,000	+ 21.5%	\$125,000	\$241,000	+ 92.8%
Average Sales Price*	\$138,250	\$168,000	+ 21.5%	\$124,600	\$223,994	+ 79.8%
Percent of List Price Received*	100.5%	98.9%	- 1.6%	96.7%	100.3%	+ 3.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.9	+ 280.0%	--	--	--

* 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.

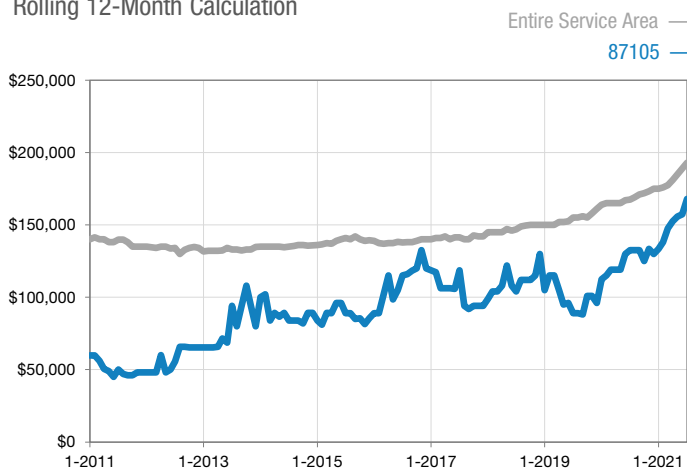
Median Sales Price - Single-Family Detached

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.