

Local Market Update for July 2021

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	82	84	+ 2.4%	456	427	- 6.4%
Pending Sales	72	70	- 2.8%	432	398	- 7.9%
Closed Sales	68	67	- 1.5%	378	369	- 2.4%
Days on Market Until Sale	22	7	- 68.2%	26	13	- 50.0%
Median Sales Price*	\$226,000	\$250,000	+ 10.6%	\$216,000	\$242,000	+ 12.0%
Average Sales Price*	\$252,280	\$277,765	+ 10.1%	\$230,050	\$262,081	+ 13.9%
Percent of List Price Received*	100.1%	101.5%	+ 1.4%	99.2%	101.1%	+ 1.9%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

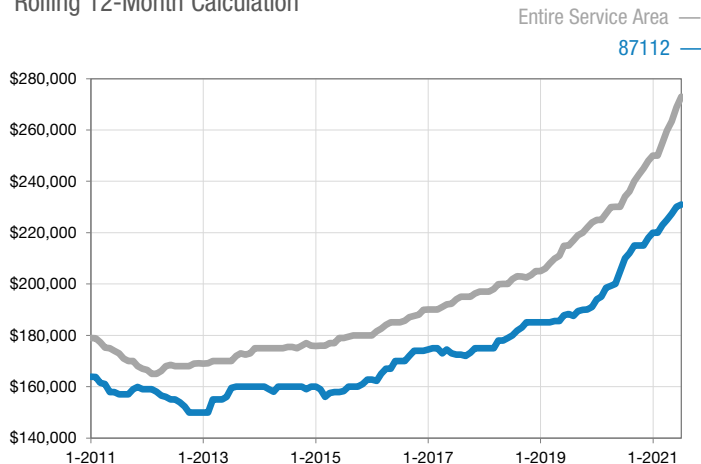
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	8	18	+ 125.0%	69	62	- 10.1%
Pending Sales	9	12	+ 33.3%	66	56	- 15.2%
Closed Sales	13	7	- 46.2%	60	51	- 15.0%
Days on Market Until Sale	4	5	+ 25.0%	23	17	- 26.1%
Median Sales Price*	\$175,000	\$221,000	+ 26.3%	\$170,000	\$204,500	+ 20.3%
Average Sales Price*	\$188,554	\$235,857	+ 25.1%	\$163,937	\$200,866	+ 22.5%
Percent of List Price Received*	99.8%	101.4%	+ 1.6%	98.8%	101.1%	+ 2.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

* 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.

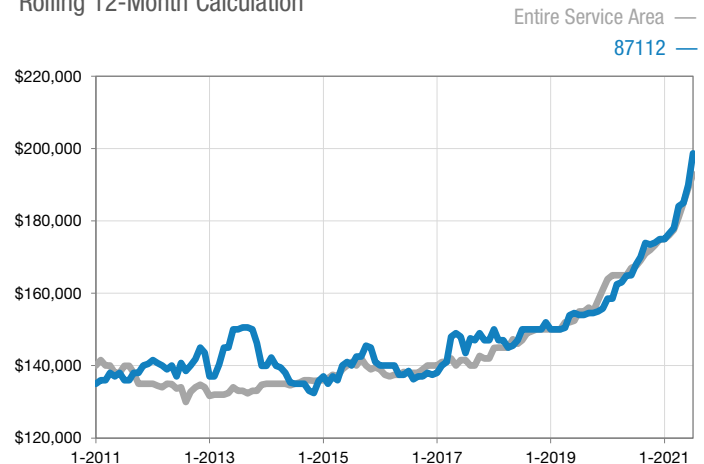
Median Sales Price - Single-Family Detached

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.