

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	43	29	- 32.6%	248	194	- 21.8%
Pending Sales	30	30	0.0%	180	183	+ 1.7%
Closed Sales	38	26	- 31.6%	164	187	+ 14.0%
Days on Market Until Sale	40	9	- 77.5%	39	22	- 43.6%
Median Sales Price*	\$327,500	\$312,500	- 4.6%	\$288,000	\$290,000	+ 0.7%
Average Sales Price*	\$326,859	\$322,115	- 1.5%	\$298,982	\$318,784	+ 6.6%
Percent of List Price Received*	99.1%	102.2%	+ 3.1%	97.8%	100.7%	+ 3.0%
Inventory of Homes for Sale	48	19	- 60.4%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

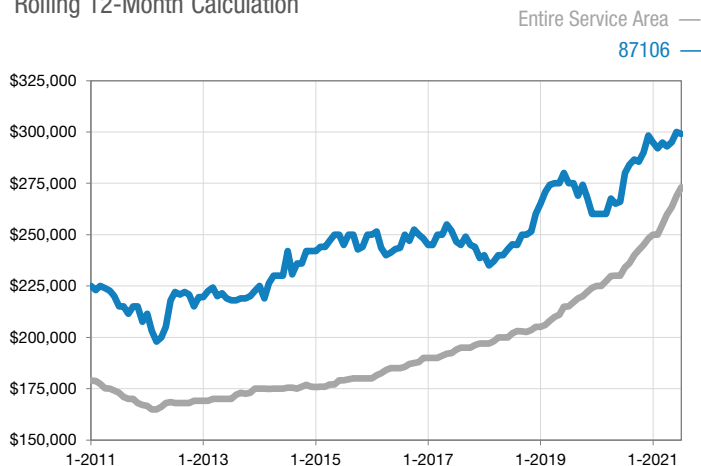
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	5	11	+ 120.0%	31	37	+ 19.4%
Pending Sales	6	5	- 16.7%	24	28	+ 16.7%
Closed Sales	5	4	- 20.0%	23	24	+ 4.3%
Days on Market Until Sale	40	33	- 17.5%	35	26	- 25.7%
Median Sales Price*	\$47,000	\$312,000	+ 563.8%	\$140,000	\$260,000	+ 85.7%
Average Sales Price*	\$97,440	\$322,000	+ 230.5%	\$139,717	\$235,521	+ 68.6%
Percent of List Price Received*	95.0%	98.4%	+ 3.6%	100.7%	97.5%	- 3.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--

* 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.

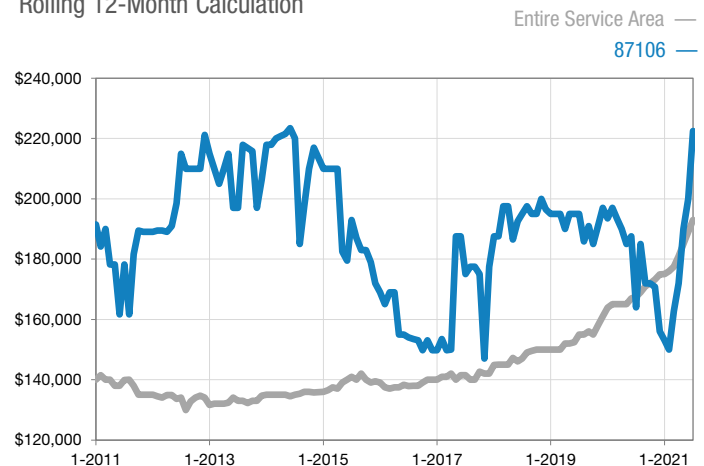
Median Sales Price - Single-Family Detached

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.