

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	47	51	+ 8.5%	306	305	- 0.3%
Pending Sales	33	40	+ 21.2%	213	251	+ 17.8%
Closed Sales	44	37	- 15.9%	192	240	+ 25.0%
Days on Market Until Sale	32	14	- 56.3%	46	24	- 47.8%
Median Sales Price*	\$588,500	\$651,000	+ 10.6%	\$550,000	\$625,000	+ 13.6%
Average Sales Price*	\$605,178	\$748,859	+ 23.7%	\$584,128	\$680,033	+ 16.4%
Percent of List Price Received*	98.6%	101.9%	+ 3.3%	97.8%	99.8%	+ 2.0%
Inventory of Homes for Sale	95	44	- 53.7%	--	--	--
Months Supply of Inventory	3.3	1.2	- 63.6%	--	--	--

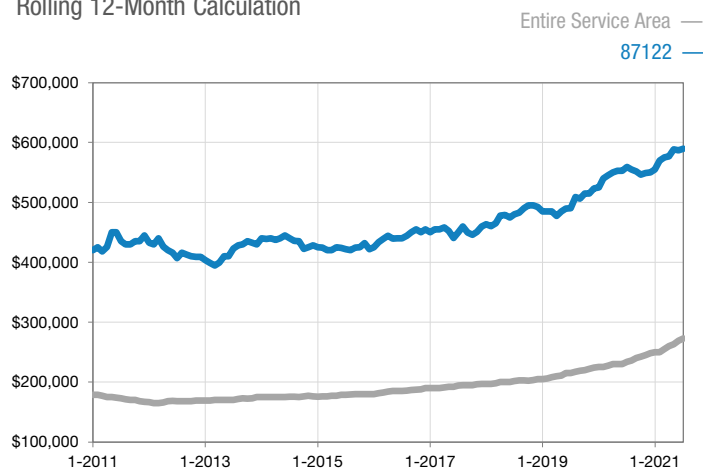
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	0	- 100.0%	4	10	+ 150.0%
Pending Sales	0	0	0.0%	4	9	+ 125.0%
Closed Sales	0	0	0.0%	3	13	+ 333.3%
Days on Market Until Sale	--	--	--	36	19	- 47.2%
Median Sales Price*	--	--	--	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	--	--	--	\$250,300	\$303,531	+ 21.3%
Percent of List Price Received*	--	--	--	97.7%	99.6%	+ 1.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

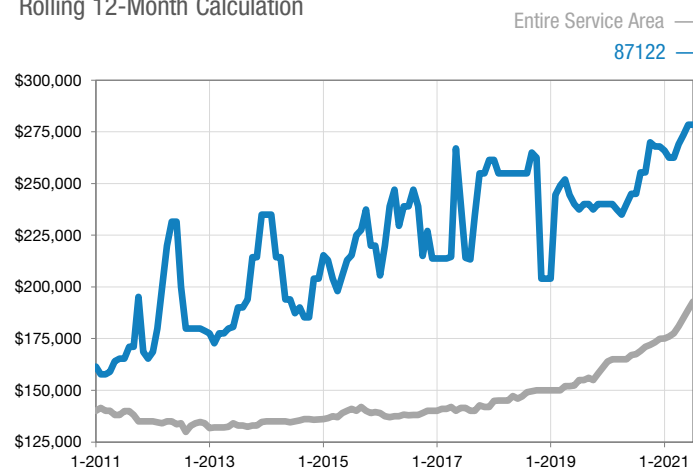
Median Sales Price - Single-Family Detached

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.