

Local Market Update for July 2021

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



87048

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	16	15	- 6.3%	111	103	- 7.2%
Pending Sales	8	10	+ 25.0%	81	89	+ 9.9%
Closed Sales	15	15	0.0%	81	90	+ 11.1%
Days on Market Until Sale	25	11	- 56.0%	73	33	- 54.8%
Median Sales Price*	\$475,000	\$625,000	+ 31.6%	\$550,000	\$625,000	+ 13.6%
Average Sales Price*	\$523,143	\$689,667	+ 31.8%	\$564,757	\$692,047	+ 22.5%
Percent of List Price Received*	98.4%	98.4%	0.0%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	34	17	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

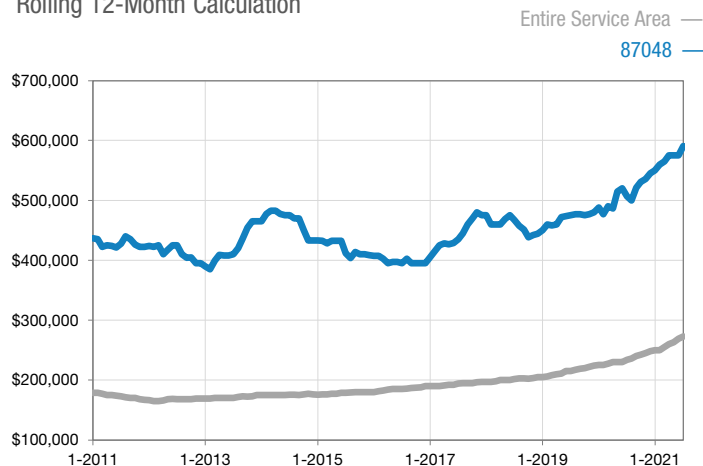
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	2	0	- 100.0%	4	3	- 25.0%
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	0	--	--	6	1	- 83.3%
Median Sales Price*	\$268,232	--	--	\$294,116	\$282,000	- 4.1%
Average Sales Price*	\$268,232	--	--	\$294,116	\$271,000	- 7.9%
Percent of List Price Received*	101.4%	--	--	98.5%	96.9%	- 1.6%
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.

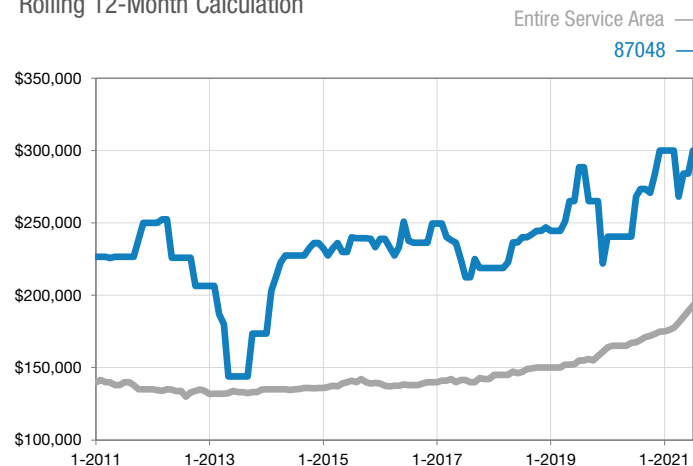
Median Sales Price - Single-Family Detached

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.