

Local Market Update for July 2021

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



Southwest Edgewood – 280

North of Torrance County Line, South of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	3	0	- 100.0%	9	8	- 11.1%
Pending Sales	2	2	0.0%	10	5	- 50.0%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Days on Market Until Sale	7	33	+ 371.4%	66	32	- 51.5%
Median Sales Price*	\$255,000	\$325,000	+ 27.5%	\$219,900	\$220,000	+ 0.0%
Average Sales Price*	\$255,000	\$325,000	+ 27.5%	\$212,414	\$219,167	+ 3.2%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	97.1%	91.7%	- 5.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

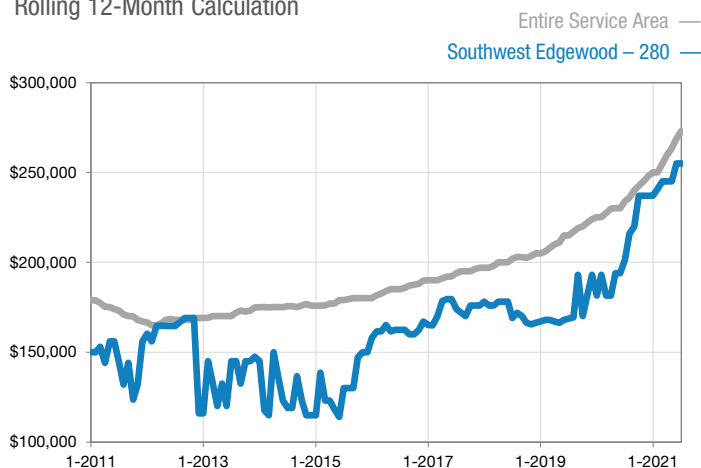
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

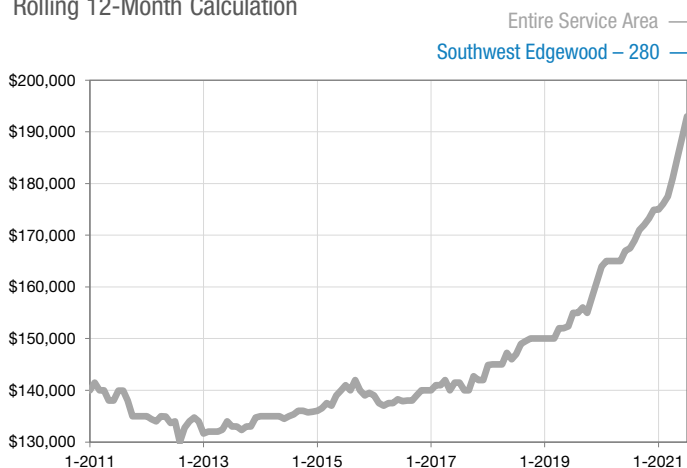
Median Sales Price - Single-Family Detached

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.