

Local Market Update for July 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	114	93	- 18.4%	664	587	- 11.6%
Pending Sales	83	78	- 6.0%	514	523	+ 1.8%
Closed Sales	102	72	- 29.4%	452	494	+ 9.3%
Days on Market Until Sale	26	10	- 61.5%	30	15	- 50.0%
Median Sales Price*	\$280,149	\$324,400	+ 15.8%	\$265,000	\$317,250	+ 19.7%
Average Sales Price*	\$303,981	\$343,402	+ 13.0%	\$286,418	\$345,054	+ 20.5%
Percent of List Price Received*	100.2%	102.2%	+ 2.0%	99.4%	100.9%	+ 1.5%
Inventory of Homes for Sale	130	64	- 50.8%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

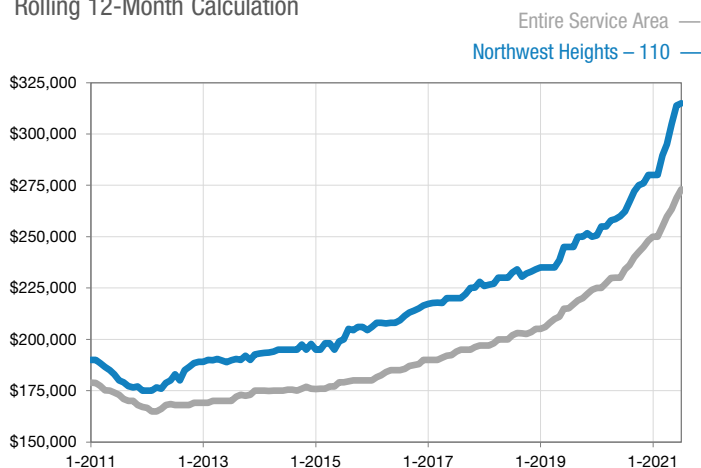
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	6	10	+ 66.7%	34	39	+ 14.7%
Pending Sales	3	11	+ 266.7%	31	38	+ 22.6%
Closed Sales	3	5	+ 66.7%	29	31	+ 6.9%
Days on Market Until Sale	21	13	- 38.1%	30	23	- 23.3%
Median Sales Price*	\$140,000	\$232,000	+ 65.7%	\$165,000	\$218,000	+ 32.1%
Average Sales Price*	\$165,300	\$220,600	+ 33.5%	\$216,106	\$249,806	+ 15.6%
Percent of List Price Received*	99.0%	100.8%	+ 1.8%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

* 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.

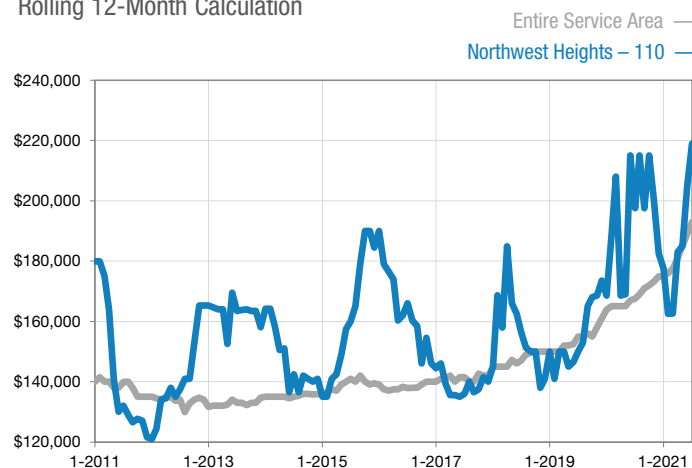
Median Sales Price - Single-Family Detached

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.