

Local Market Update for July 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	32	39	+ 21.9%	190	197	+ 3.7%
Pending Sales	23	20	- 13.0%	153	155	+ 1.3%
Closed Sales	30	21	- 30.0%	132	152	+ 15.2%
Days on Market Until Sale	24	13	- 45.8%	26	19	- 26.9%
Median Sales Price*	\$410,000	\$410,000	0.0%	\$400,000	\$435,889	+ 9.0%
Average Sales Price*	\$426,139	\$464,317	+ 9.0%	\$417,682	\$506,242	+ 21.2%
Percent of List Price Received*	99.6%	102.1%	+ 2.5%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	42	35	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

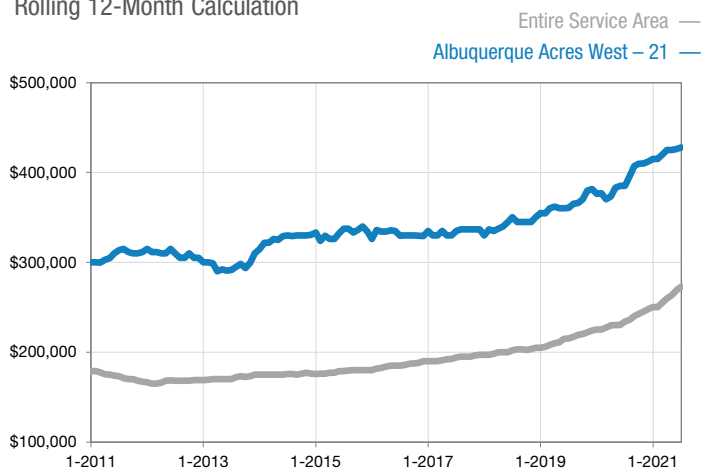
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	1	0.0%	6	7	+ 16.7%
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	0	--	--	3	5	+ 66.7%
Median Sales Price*	\$215,000	--	--	\$215,000	\$349,000	+ 62.3%
Average Sales Price*	\$215,000	--	--	\$213,000	\$335,800	+ 57.7%
Percent of List Price Received*	100.0%	--	--	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

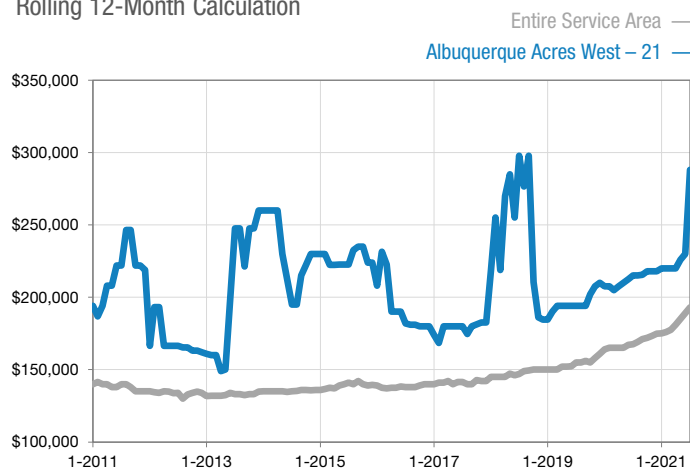
Median Sales Price - Single-Family Detached

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.