

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	19	16	- 15.8%	126	114	- 9.5%
Pending Sales	13	15	+ 15.4%	93	104	+ 11.8%
Closed Sales	18	10	- 44.4%	81	104	+ 28.4%
Days on Market Until Sale	55	15	- 72.7%	47	30	- 36.2%
Median Sales Price*	\$162,500	\$248,500	+ 52.9%	\$160,000	\$183,000	+ 14.4%
Average Sales Price*	\$166,139	\$243,000	+ 46.3%	\$170,236	\$216,089	+ 26.9%
Percent of List Price Received*	97.8%	100.9%	+ 3.2%	96.3%	100.1%	+ 3.9%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--

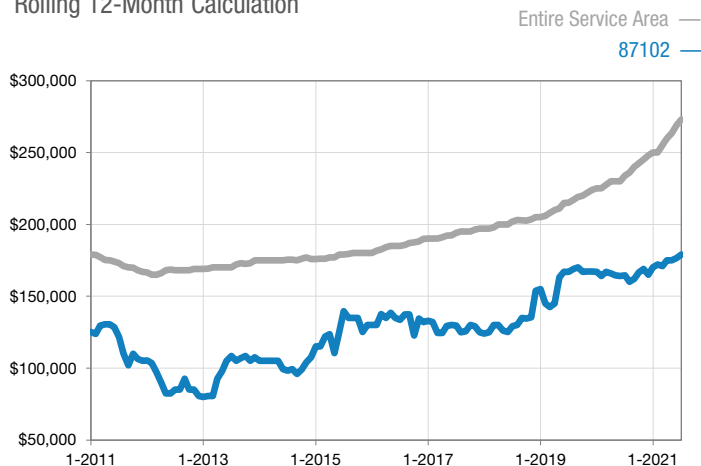
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	10	12	+ 20.0%	58	62	+ 6.9%
Pending Sales	4	11	+ 175.0%	31	57	+ 83.9%
Closed Sales	7	7	0.0%	34	48	+ 41.2%
Days on Market Until Sale	62	55	- 11.3%	46	48	+ 4.3%
Median Sales Price*	\$214,250	\$190,000	- 11.3%	\$208,000	\$226,000	+ 8.7%
Average Sales Price*	\$217,814	\$224,343	+ 3.0%	\$212,694	\$246,921	+ 16.1%
Percent of List Price Received*	98.4%	100.9%	+ 2.5%	97.7%	98.6%	+ 0.9%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	6.3	2.2	- 65.1%	--	--	--

* 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.

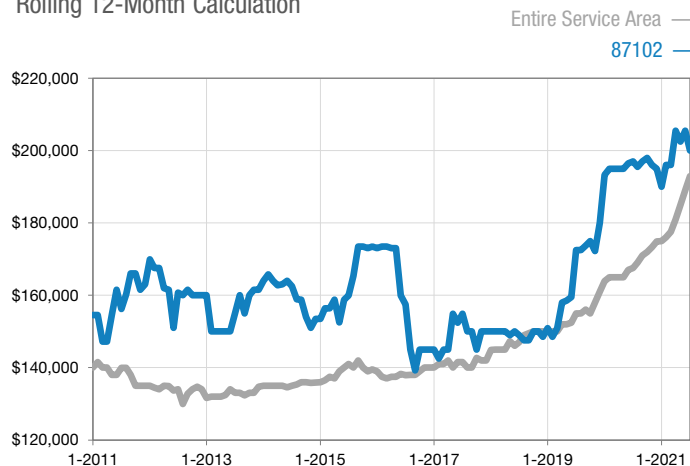
Median Sales Price - Single-Family Detached

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.