

Local Market Update for July 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	46	42	- 8.7%	242	215	- 11.2%
Pending Sales	29	37	+ 27.6%	177	187	+ 5.6%
Closed Sales	37	32	- 13.5%	160	176	+ 10.0%
Days on Market Until Sale	40	14	- 65.0%	40	25	- 37.5%
Median Sales Price*	\$310,000	\$367,625	+ 18.6%	\$303,000	\$340,000	+ 12.2%
Average Sales Price*	\$330,245	\$398,432	+ 20.6%	\$333,887	\$376,988	+ 12.9%
Percent of List Price Received*	98.9%	102.3%	+ 3.4%	97.8%	100.3%	+ 2.6%
Inventory of Homes for Sale	52	26	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--

* 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.

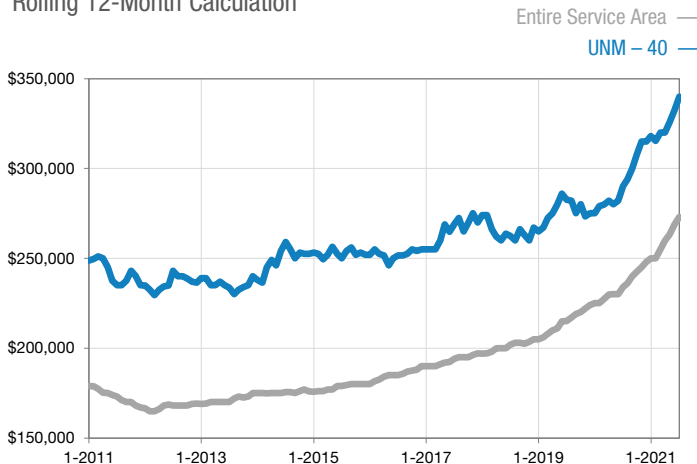
Single-Family Attached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	3	5	+ 66.7%	11	15	+ 36.4%
Pending Sales	2	0	- 100.0%	6	10	+ 66.7%
Closed Sales	1	2	+ 100.0%	5	10	+ 100.0%
Days on Market Until Sale	0	46	--	25	39	+ 56.0%
Median Sales Price*	\$156,000	\$305,000	+ 95.5%	\$190,000	\$267,500	+ 40.8%
Average Sales Price*	\$156,000	\$305,000	+ 95.5%	\$207,460	\$283,850	+ 36.8%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	4.4	2.1	- 52.3%	--	--	--

* 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.

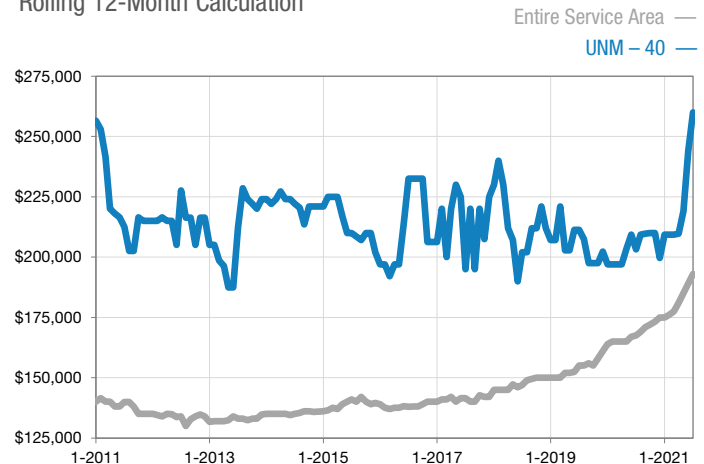
Median Sales Price - Single-Family Detached

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.