

Local Market Update for July 2021

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	17	6	- 64.7%	81	73	- 9.9%
Pending Sales	13	9	- 30.8%	68	74	+ 8.8%
Closed Sales	10	15	+ 50.0%	61	73	+ 19.7%
Days on Market Until Sale	56	28	- 50.0%	53	32	- 39.6%
Median Sales Price*	\$285,000	\$374,000	+ 31.2%	\$284,900	\$355,000	+ 24.6%
Average Sales Price*	\$298,350	\$468,720	+ 57.1%	\$292,527	\$387,361	+ 32.4%
Percent of List Price Received*	99.0%	101.0%	+ 2.0%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	25	5	- 80.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--

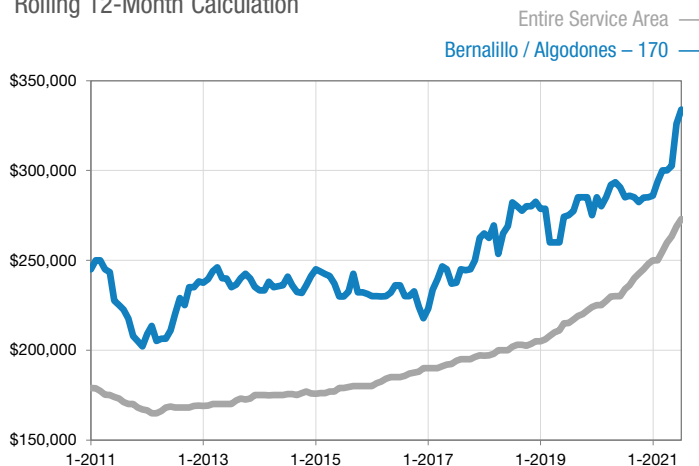
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	2	- 33.3%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	11	--	--	12	0	- 100.0%
Median Sales Price*	\$99,450	--	--	\$78,500	\$112,000	+ 42.7%
Average Sales Price*	\$99,450	--	--	\$92,467	\$112,000	+ 21.1%
Percent of List Price Received*	98.1%	--	--	102.8%	100.0%	- 2.7%
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.

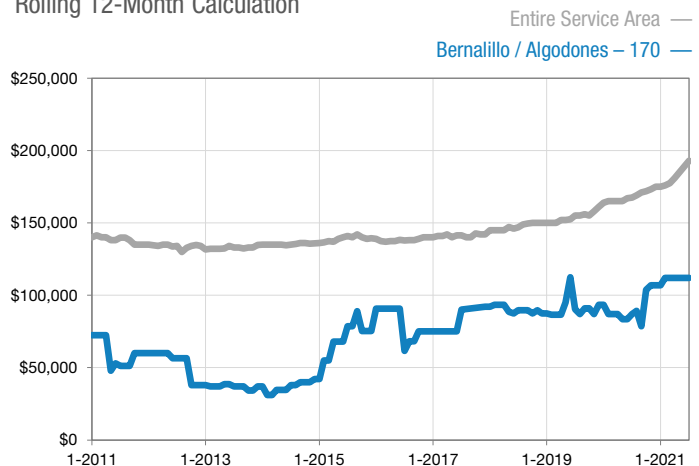
Median Sales Price - Single-Family Detached

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.