

Local Market Update for August 2021

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	22	26	+ 18.2%	265	227	- 14.3%
Pending Sales	20	26	+ 30.0%	200	188	- 6.0%
Closed Sales	36	19	- 47.2%	201	177	- 11.9%
Days on Market Until Sale	40	9	- 77.5%	37	20	- 45.9%
Median Sales Price*	\$321,000	\$210,000	- 34.6%	\$240,000	\$270,000	+ 12.5%
Average Sales Price*	\$342,772	\$321,200	- 6.3%	\$309,401	\$324,379	+ 4.8%
Percent of List Price Received*	99.3%	101.2%	+ 1.9%	98.3%	100.5%	+ 2.2%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--

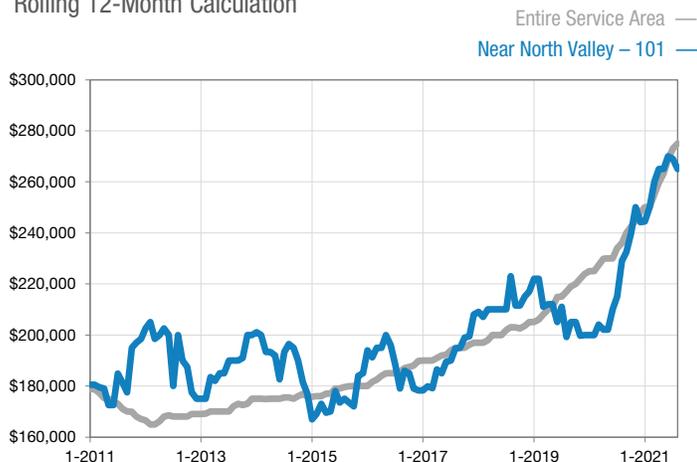
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	61	58	- 4.9%
Pending Sales	6	11	+ 83.3%	55	52	- 5.5%
Closed Sales	5	11	+ 120.0%	49	37	- 24.5%
Days on Market Until Sale	7	12	+ 71.4%	27	11	- 59.3%
Median Sales Price*	\$171,000	\$220,000	+ 28.7%	\$169,000	\$219,225	+ 29.7%
Average Sales Price*	\$187,200	\$236,455	+ 26.3%	\$190,771	\$222,723	+ 16.7%
Percent of List Price Received*	100.5%	101.0%	+ 0.5%	98.3%	100.8%	+ 2.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

* 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.

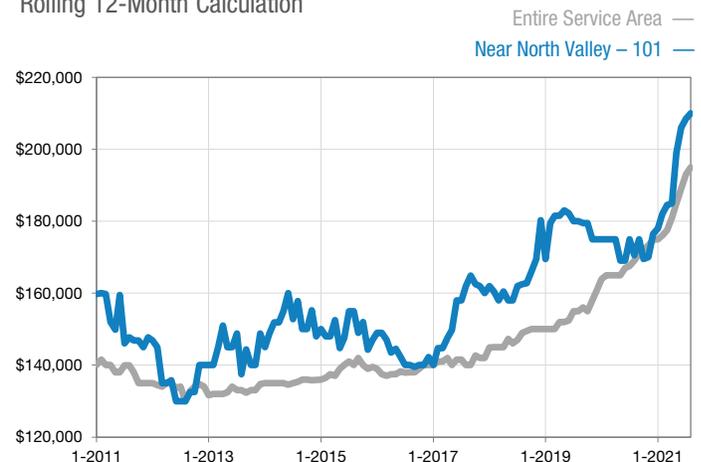
Median Sales Price - Single-Family Detached

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.