

Local Market Update for August 2021

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



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Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	35	37	+ 5.7%	319	294	- 7.8%
Pending Sales	37	36	- 2.7%	293	261	- 10.9%
Closed Sales	44	29	- 34.1%	271	239	- 11.8%
Days on Market Until Sale	17	9	- 47.1%	23	11	- 52.2%
Median Sales Price*	\$341,500	\$340,000	- 0.4%	\$283,000	\$325,000	+ 14.8%
Average Sales Price*	\$325,112	\$352,616	+ 8.5%	\$300,572	\$344,437	+ 14.6%
Percent of List Price Received*	99.9%	100.9%	+ 1.0%	99.1%	101.0%	+ 1.9%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

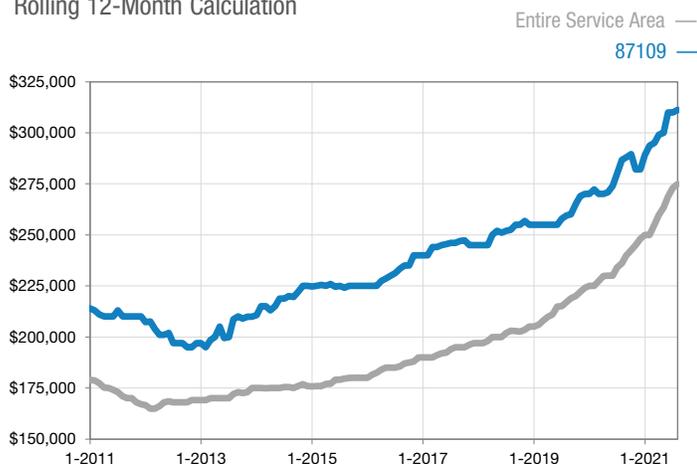
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	13	27	+ 107.7%	132	149	+ 12.9%
Pending Sales	16	22	+ 37.5%	121	125	+ 3.3%
Closed Sales	15	19	+ 26.7%	118	118	0.0%
Days on Market Until Sale	34	9	- 73.5%	24	8	- 66.7%
Median Sales Price*	\$165,000	\$242,000	+ 46.7%	\$175,000	\$200,000	+ 14.3%
Average Sales Price*	\$177,010	\$237,921	+ 34.4%	\$182,711	\$194,600	+ 6.5%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.3%	100.5%	+ 2.2%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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.