

Local Market Update for August 2021

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	23	25	+ 8.7%	154	150	- 2.6%
Pending Sales	22	16	- 27.3%	122	126	+ 3.3%
Closed Sales	23	15	- 34.8%	106	120	+ 13.2%
Days on Market Until Sale	62	12	- 80.6%	46	27	- 41.3%
Median Sales Price*	\$396,000	\$401,000	+ 1.3%	\$384,000	\$449,500	+ 17.1%
Average Sales Price*	\$397,401	\$461,941	+ 16.2%	\$401,729	\$480,032	+ 19.5%
Percent of List Price Received*	98.7%	103.7%	+ 5.1%	98.4%	100.0%	+ 1.6%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

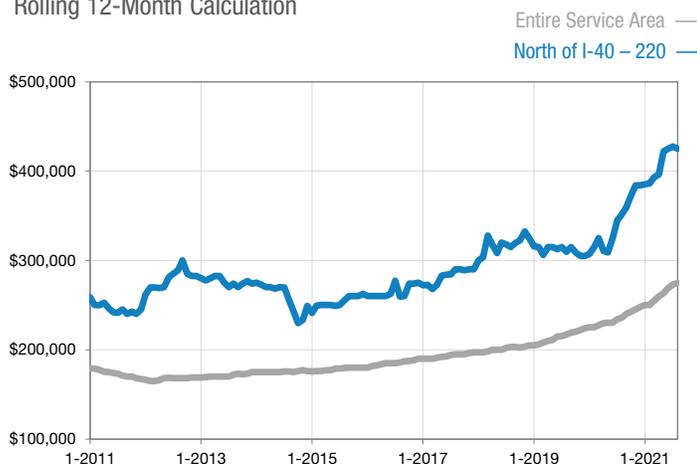
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.