

Local Market Update for August 2021

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



87105

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	43	49	+ 14.0%	325	311	- 4.3%
Pending Sales	39	35	- 10.3%	269	261	- 3.0%
Closed Sales	41	32	- 22.0%	231	268	+ 16.0%
Days on Market Until Sale	24	30	+ 25.0%	32	20	- 37.5%
Median Sales Price*	\$183,900	\$242,500	+ 31.9%	\$174,000	\$215,000	+ 23.6%
Average Sales Price*	\$211,530	\$274,739	+ 29.9%	\$201,135	\$248,378	+ 23.5%
Percent of List Price Received*	98.5%	100.2%	+ 1.7%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	56	43	- 23.2%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

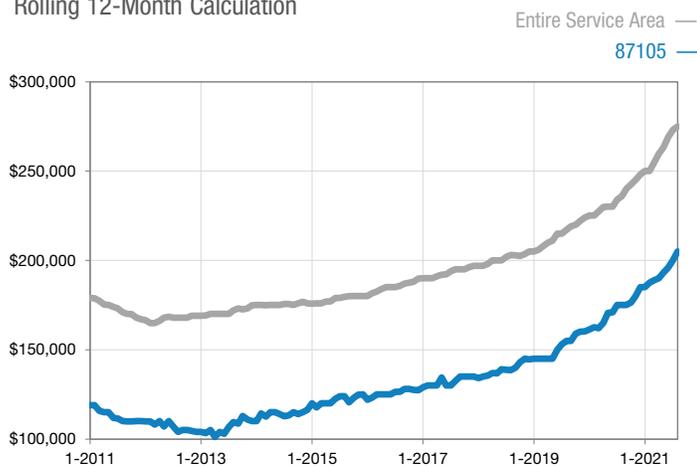
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	1	1	0.0%	16	13	- 18.8%
Pending Sales	1	2	+ 100.0%	15	11	- 26.7%
Closed Sales	0	1	--	14	11	- 21.4%
Days on Market Until Sale	--	55	--	18	26	+ 44.4%
Median Sales Price*	--	\$145,000	--	\$125,000	\$212,000	+ 69.6%
Average Sales Price*	--	\$145,000	--	\$124,600	\$216,813	+ 74.0%
Percent of List Price Received*	--	98.0%	--	96.7%	100.1%	+ 3.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

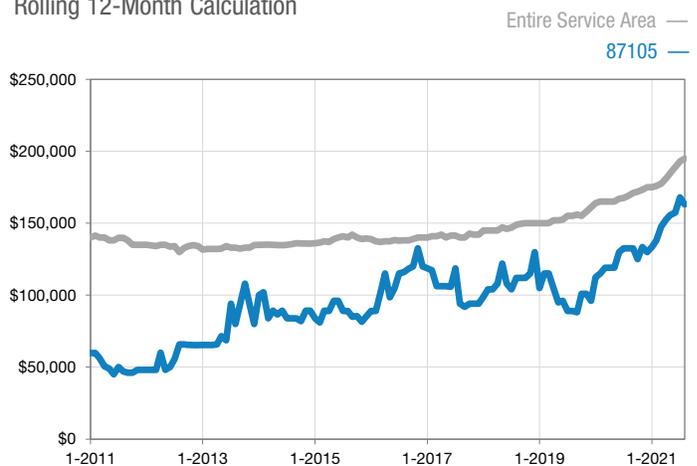
Median Sales Price - Single-Family Detached

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.