Local Market Update for August 2021

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

gaar

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Single-Family Detached

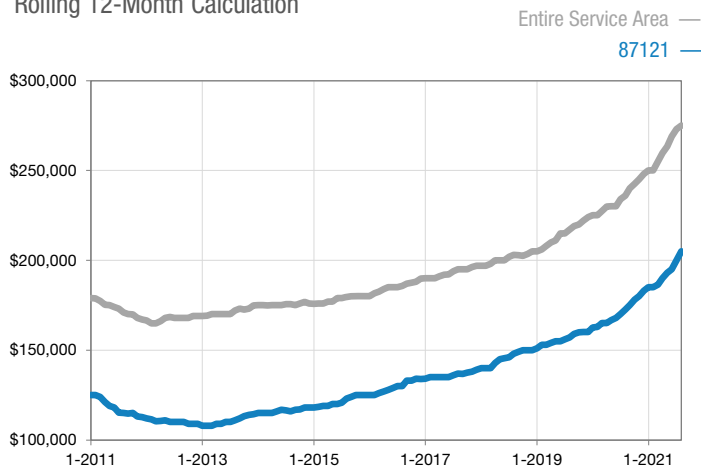| Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	80	83	+ 3.8%	707	687	- 2.8%
Pending Sales	83	88	+ 6.0%	674	646	- 4.2%
Closed Sales	84	63	- 25.0%	603	603	0.0%
Days on Market Until Sale	10	7	- 30.0%	23	7	- 69.6%
Median Sales Price*	$178,000	$224,600	+ 26.2%	$177,000	$214,000	+ 20.9%
Average Sales Price*	$184,288	$231,880	+ 25.8%	$180,538	$215,777	+ 19.5%
Percent of List Price Received*	99.9%	102.6%	+ 2.7%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	56	35	- 37.5%	--	--	--
Months Supply of Inventory	0.7	0.4	- 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.

Single-Family Attached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	3	2	- 33.3%	20	17	- 15.0%
Pending Sales	2	2	0.0%	21	15	- 28.6%
Closed Sales	0	2	--	24	18	- 25.0%
Days on Market Until Sale	--	3	--	48	5	- 89.6%
Median Sales Price*	--	$158,250	--	$143,000	$168,750	+ 18.0%
Average Sales Price*	--	$158,250	--	$142,579	$173,468	+ 21.7%
Percent of List Price Received*	--	102.1%	--	99.8%	101.1%	+ 1.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.
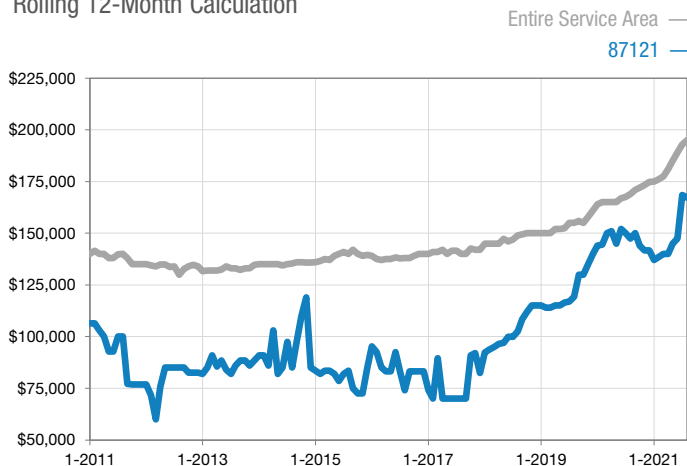
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87121 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87121 —

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.