

Local Market Update for August 2021

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



87124

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	118	96	- 18.6%	823	827	+ 0.5%
Pending Sales	101	110	+ 8.9%	763	779	+ 2.1%
Closed Sales	84	111	+ 32.1%	708	727	+ 2.7%
Days on Market Until Sale	21	8	- 61.9%	23	10	- 56.5%
Median Sales Price*	\$264,450	\$295,000	+ 11.6%	\$237,000	\$283,000	+ 19.4%
Average Sales Price*	\$271,508	\$316,761	+ 16.7%	\$257,583	\$306,648	+ 19.0%
Percent of List Price Received*	99.9%	101.9%	+ 2.0%	99.4%	101.5%	+ 2.1%
Inventory of Homes for Sale	85	48	- 43.5%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

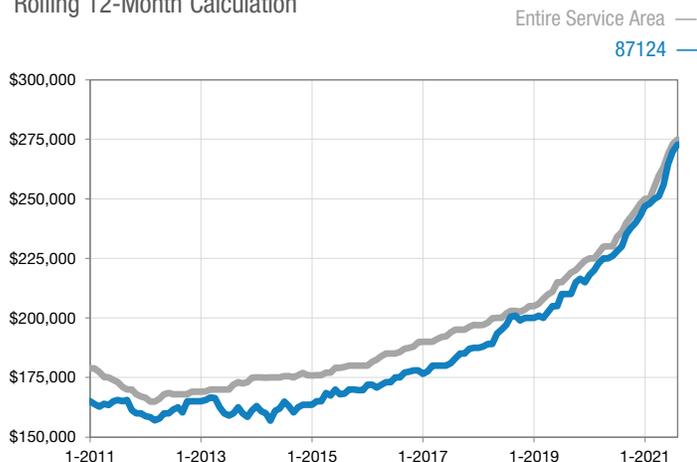
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	13	13	0.0%	79	75	- 5.1%
Pending Sales	14	13	- 7.1%	75	72	- 4.0%
Closed Sales	12	4	- 66.7%	65	65	0.0%
Days on Market Until Sale	24	1	- 95.8%	27	8	- 70.4%
Median Sales Price*	\$137,500	\$193,750	+ 40.9%	\$150,000	\$150,000	0.0%
Average Sales Price*	\$150,333	\$198,125	+ 31.8%	\$150,530	\$170,488	+ 13.3%
Percent of List Price Received*	99.9%	104.0%	+ 4.1%	97.7%	101.3%	+ 3.7%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 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.

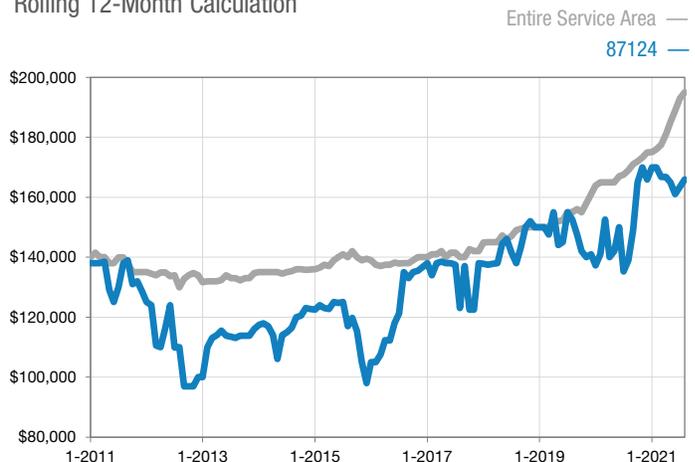
Median Sales Price - Single-Family Detached

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.