

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		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	27	36	+ 33.3%	272	265	- 2.6%
Pending Sales	28	33	+ 17.9%	212	205	- 3.3%
Closed Sales	35	25	- 28.6%	204	189	- 7.4%
Days on Market Until Sale	45	9	- 80.0%	44	21	- 52.3%
Median Sales Price*	\$375,000	\$251,000	- 33.1%	\$287,500	\$295,000	+ 2.6%
Average Sales Price*	\$453,169	\$357,802	- 21.0%	\$372,126	\$369,870	- 0.6%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	42	39	- 7.1%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

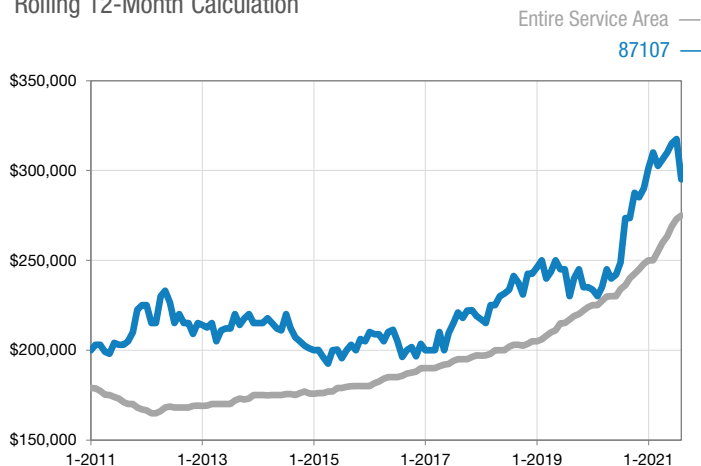
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	5	6	+ 20.0%	59	56	- 5.1%
Pending Sales	7	7	0.0%	54	49	- 9.3%
Closed Sales	7	9	+ 28.6%	49	39	- 20.4%
Days on Market Until Sale	6	15	+ 150.0%	20	10	- 50.0%
Median Sales Price*	\$220,000	\$220,000	0.0%	\$171,000	\$217,500	+ 27.2%
Average Sales Price*	\$214,036	\$215,944	+ 0.9%	\$198,409	\$211,952	+ 6.8%
Percent of List Price Received*	101.8%	100.6%	- 1.2%	98.7%	101.1%	+ 2.4%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

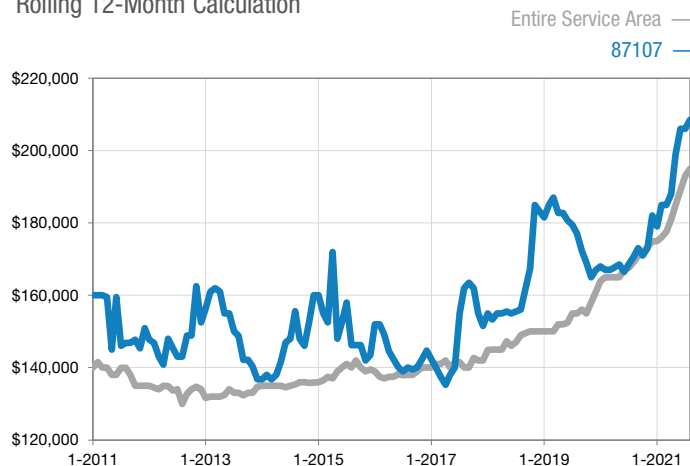
Median Sales Price - Single-Family Detached

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.