

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	26	28	+ 7.7%	196	227	+ 15.8%
Pending Sales	22	29	+ 31.8%	159	186	+ 17.0%
Closed Sales	31	20	- 35.5%	144	175	+ 21.5%
Days on Market Until Sale	14	9	- 35.7%	21	14	- 33.3%
Median Sales Price*	\$325,000	\$390,000	+ 20.0%	\$315,000	\$355,000	+ 12.7%
Average Sales Price*	\$377,206	\$445,686	+ 18.2%	\$342,326	\$386,810	+ 13.0%
Percent of List Price Received*	99.7%	101.4%	+ 1.7%	99.3%	100.3%	+ 1.0%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--

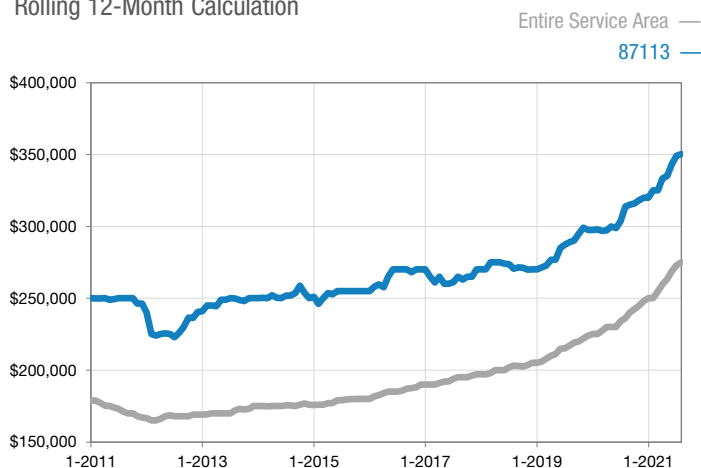
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	3	0	- 100.0%	31	24	- 22.6%
Pending Sales	4	1	- 75.0%	31	24	- 22.6%
Closed Sales	3	5	+ 66.7%	31	23	- 25.8%
Days on Market Until Sale	4	1	- 75.0%	6	4	- 33.3%
Median Sales Price*	\$177,000	\$201,500	+ 13.8%	\$158,600	\$185,000	+ 16.6%
Average Sales Price*	\$185,300	\$193,300	+ 4.3%	\$160,432	\$184,630	+ 15.1%
Percent of List Price Received*	99.3%	101.1%	+ 1.8%	98.8%	102.9%	+ 4.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.

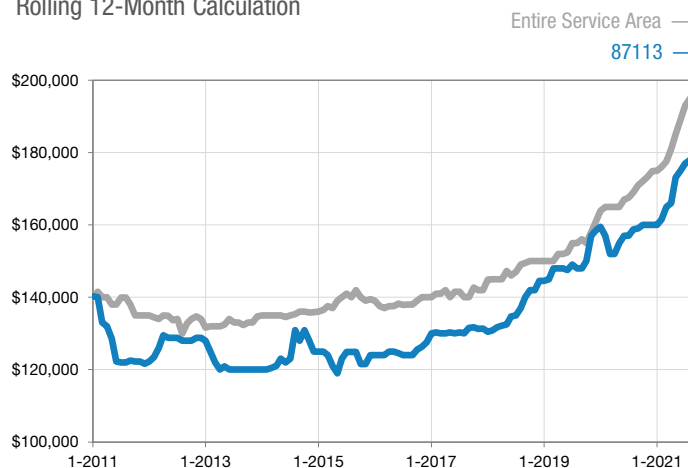
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.