

Local Market Update for August 2021

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	16	18	+ 12.5%	158	147	- 7.0%
Pending Sales	16	19	+ 18.8%	102	113	+ 10.8%
Closed Sales	10	16	+ 60.0%	91	110	+ 20.9%
Days on Market Until Sale	36	10	- 72.2%	51	23	- 54.9%
Median Sales Price*	\$627,225	\$636,250	+ 1.4%	\$655,000	\$675,000	+ 3.1%
Average Sales Price*	\$695,458	\$712,875	+ 2.5%	\$679,433	\$746,625	+ 9.9%
Percent of List Price Received*	97.1%	101.5%	+ 4.5%	97.6%	99.2%	+ 1.6%
Inventory of Homes for Sale	44	23	- 47.7%	--	--	--
Months Supply of Inventory	3.9	1.6	- 59.0%	--	--	--

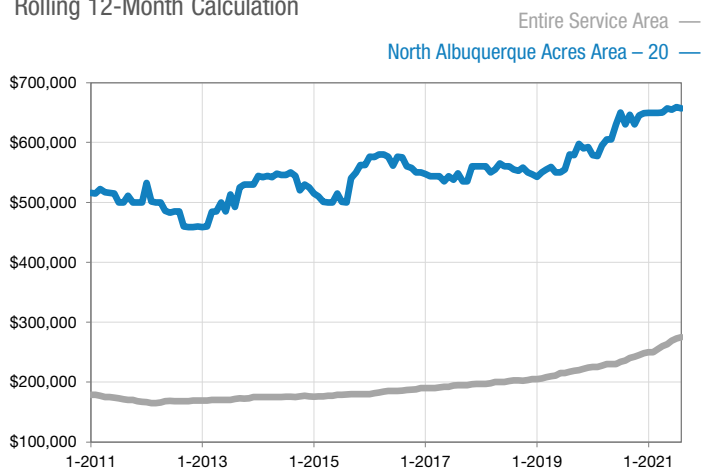
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	9	--
Median Sales Price*	--	--	--	--	\$300,000	--
Average Sales Price*	--	--	--	--	\$300,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

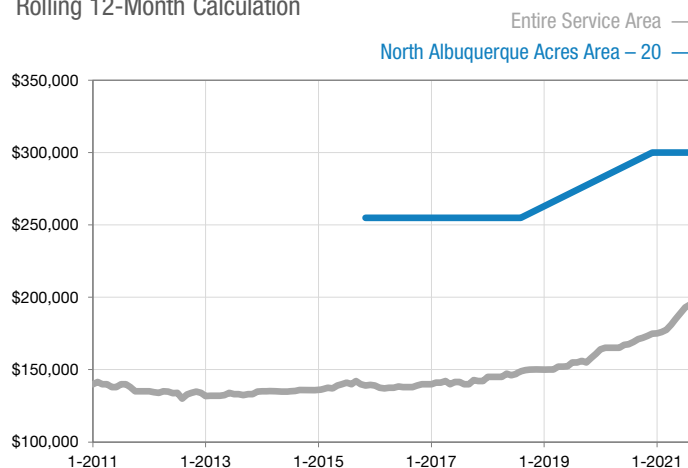
Median Sales Price - Single-Family Detached

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.