

Local Market Update for August 2021

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



87004

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	20	5	- 75.0%	96	76	- 20.8%
Pending Sales	13	7	- 46.2%	75	77	+ 2.7%
Closed Sales	10	7	- 30.0%	66	78	+ 18.2%
Days on Market Until Sale	57	16	- 71.9%	55	30	- 45.5%
Median Sales Price*	\$305,000	\$353,600	+ 15.9%	\$285,475	\$354,300	+ 24.1%
Average Sales Price*	\$338,505	\$381,943	+ 12.8%	\$290,654	\$383,589	+ 32.0%
Percent of List Price Received*	97.8%	100.9%	+ 3.2%	97.8%	100.6%	+ 2.9%
Inventory of Homes for Sale	25	4	- 84.0%	--	--	--
Months Supply of Inventory	2.8	0.5	- 82.1%	--	--	--

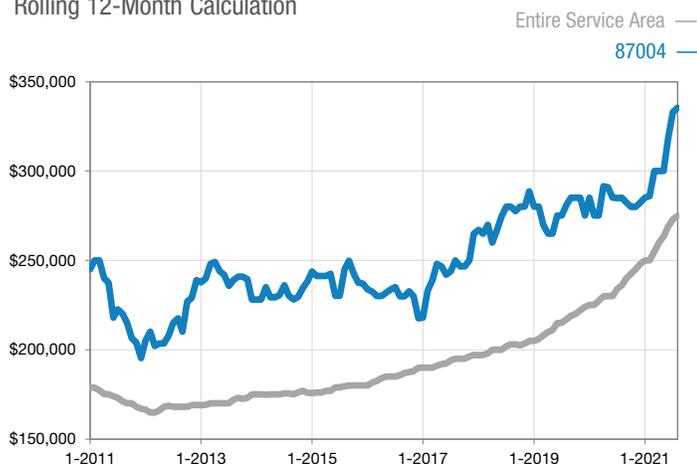
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	3	2	- 33.3%
Days on Market Until Sale	--	7	--	12	4	- 66.7%
Median Sales Price*	--	\$158,000	--	\$78,500	\$135,000	+ 72.0%
Average Sales Price*	--	\$158,000	--	\$92,467	\$135,000	+ 46.0%
Percent of List Price Received*	--	105.3%	--	102.8%	102.7%	- 0.1%
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.

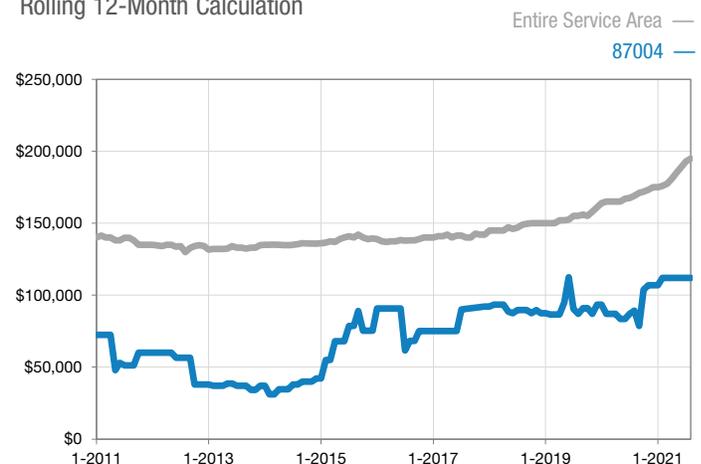
Median Sales Price - Single-Family Detached

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.