

Local Market Update for August 2021

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



87120

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	129	127	- 1.6%	1,046	977	- 6.6%
Pending Sales	137	121	- 11.7%	870	885	+ 1.7%
Closed Sales	120	110	- 8.3%	763	832	+ 9.0%
Days on Market Until Sale	18	9	- 50.0%	26	13	- 50.0%
Median Sales Price*	\$260,000	\$310,000	+ 19.2%	\$245,000	\$286,000	+ 16.7%
Average Sales Price*	\$298,138	\$335,180	+ 12.4%	\$271,282	\$318,629	+ 17.5%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	99.5%	101.4%	+ 1.9%
Inventory of Homes for Sale	145	77	- 46.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

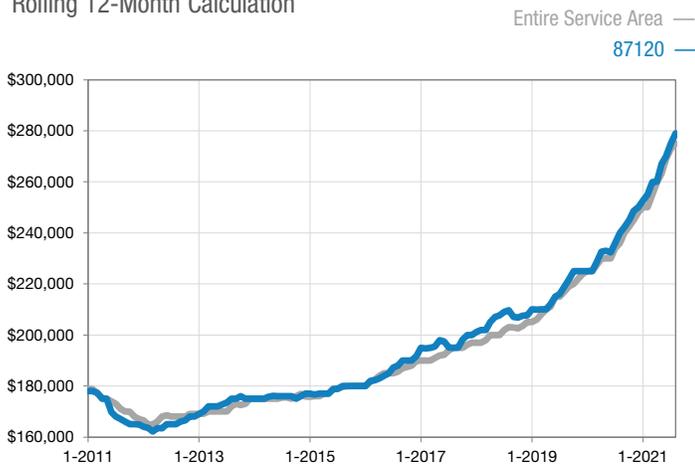
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	26	17	- 34.6%	123	133	+ 8.1%
Pending Sales	19	20	+ 5.3%	106	128	+ 20.8%
Closed Sales	13	21	+ 61.5%	90	119	+ 32.2%
Days on Market Until Sale	6	6	0.0%	21	11	- 47.6%
Median Sales Price*	\$174,000	\$211,500	+ 21.6%	\$161,000	\$191,000	+ 18.6%
Average Sales Price*	\$197,811	\$229,357	+ 15.9%	\$179,264	\$213,718	+ 19.2%
Percent of List Price Received*	100.6%	103.3%	+ 2.7%	99.2%	101.8%	+ 2.6%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

* 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.

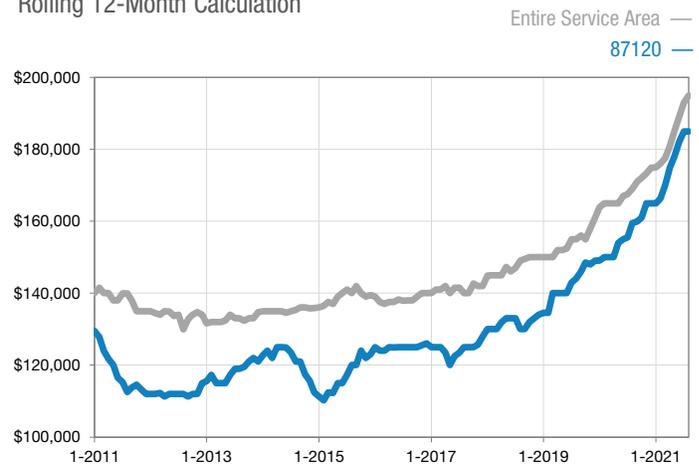
Median Sales Price - Single-Family Detached

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.