

Local Market Update for August 2021

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	10	11	+ 10.0%	74	87	+ 17.6%
Pending Sales	6	6	0.0%	57	67	+ 17.5%
Closed Sales	4	7	+ 75.0%	56	65	+ 16.1%
Days on Market Until Sale	47	41	- 12.8%	32	20	- 37.5%
Median Sales Price*	\$177,250	\$460,000	+ 159.5%	\$208,250	\$285,000	+ 36.9%
Average Sales Price*	\$259,875	\$439,986	+ 69.3%	\$242,016	\$342,463	+ 41.5%
Percent of List Price Received*	94.3%	99.6%	+ 5.6%	97.8%	100.5%	+ 2.8%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

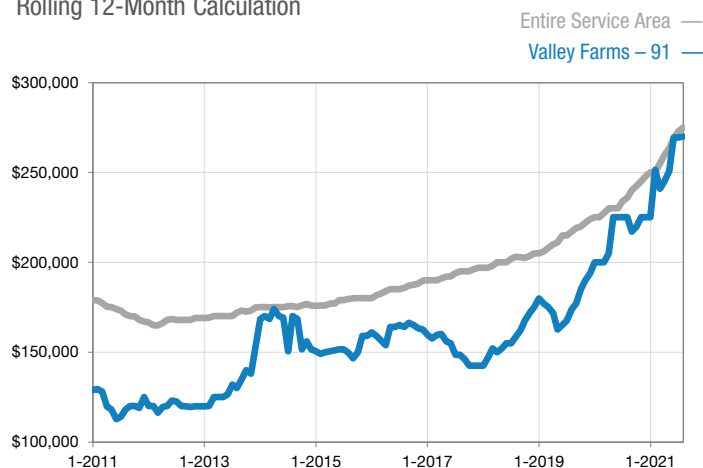
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

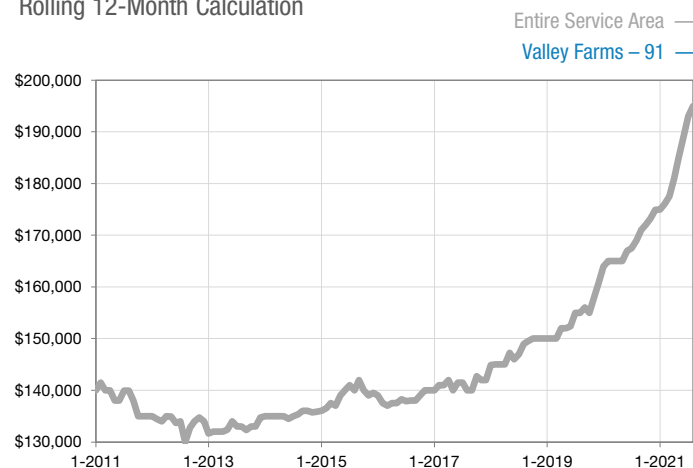
Median Sales Price - Single-Family Detached

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.