Local Market Update for August 2021

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

gaar

Mountainair – 293

South of Hwy 55 (CR B076) to Socorro and Lincoln County Lines, East of Manzano Mountains, West of Hwy 41

Single-Family Detached

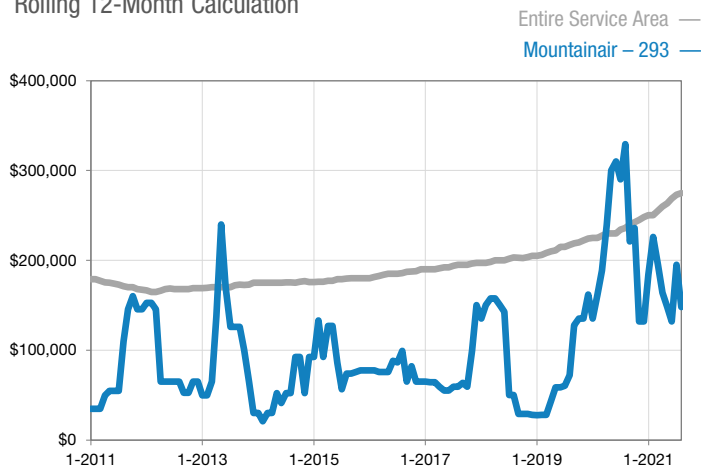| Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	3	4	+ 33.3%	12	13	+ 8.3%
Pending Sales	2	3	+ 50.0%	11	9	- 18.2%
Closed Sales	0	2	--	8	9	+ 12.5%
Days on Market Until Sale	--	8	--	175	39	- 77.7%
Median Sales Price*	--	$72,500	--	$182,500	$164,000	- 10.1%
Average Sales Price*	--	$72,500	--	$196,324	$201,422	+ 2.6%
Percent of List Price Received*	--	91.8%	--	93.2%	96.8%	+ 3.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
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.
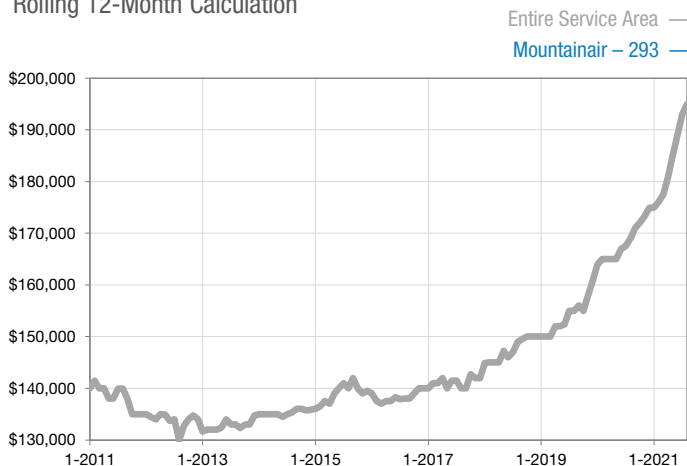
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
Mountainair – 293 ——

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area ——
Mountainair – 293 ——

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.