

Local Market Update for August 2021

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



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Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	95	74	- 22.1%	672	635	- 5.5%
Pending Sales	80	83	+ 3.8%	587	600	+ 2.2%
Closed Sales	82	84	+ 2.4%	553	570	+ 3.1%
Days on Market Until Sale	30	8	- 73.3%	32	15	- 53.1%
Median Sales Price*	\$364,500	\$368,750	+ 1.2%	\$314,000	\$363,250	+ 15.7%
Average Sales Price*	\$407,912	\$437,485	+ 7.2%	\$364,700	\$424,697	+ 16.5%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	98.5%	101.1%	+ 2.6%
Inventory of Homes for Sale	99	41	- 58.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

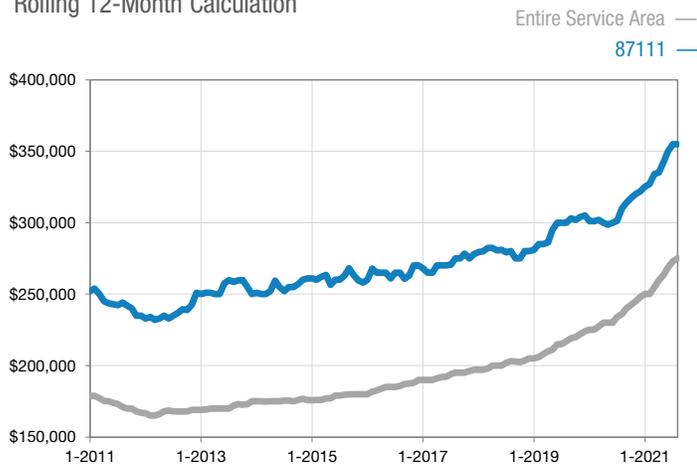
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	17	18	+ 5.9%	153	154	+ 0.7%
Pending Sales	13	17	+ 30.8%	127	141	+ 11.0%
Closed Sales	22	23	+ 4.5%	125	144	+ 15.2%
Days on Market Until Sale	27	8	- 70.4%	33	13	- 60.6%
Median Sales Price*	\$205,000	\$260,000	+ 26.8%	\$197,500	\$246,000	+ 24.6%
Average Sales Price*	\$237,886	\$264,996	+ 11.4%	\$215,732	\$254,682	+ 18.1%
Percent of List Price Received*	100.5%	102.0%	+ 1.5%	98.7%	101.4%	+ 2.7%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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.

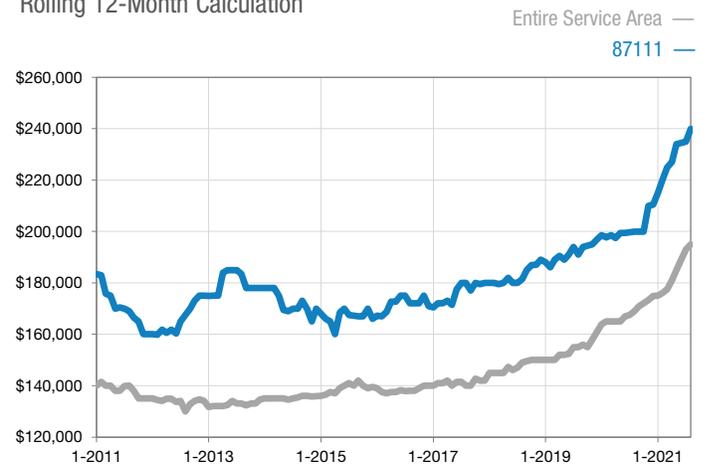
Median Sales Price - Single-Family Detached

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.