Local Market Update for August 2021

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

gaar

Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr NE, North of Montgomery Blvd NE

Single-Family Detached

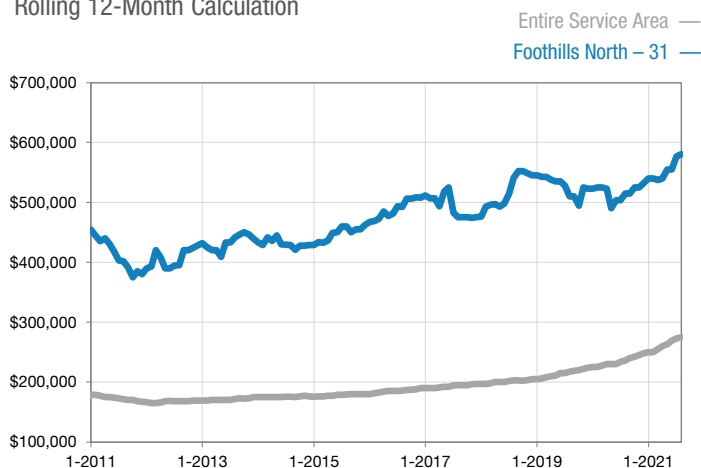| Key Metrics	August 2020	August 2021	Percent Change	Year to Date Thru 8-2020	Year to Date Thru 8-2021	Percent Change
New Listings	15	12	- 20.0%	113	97	- 14.2%
Pending Sales	11	12	+ 9.1%	100	90	- 10.0%
Closed Sales	13	14	+ 7.7%	95	91	- 4.2%
Days on Market Until Sale	30	7	- 76.7%	53	27	- 49.1%
Median Sales Price*	$520,000	$655,000	+ 26.0%	$507,500	$597,000	+ 17.6%
Average Sales Price*	$601,539	$696,143	+ 15.7%	$571,625	$681,140	+ 19.2%
Percent of List Price Received*	99.2%	100.6%	+ 1.4%	98.0%	100.6%	+ 2.7%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

* 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

Key Metrics	August 2020	August 2021	Percent Change	Year to Date Thru 8-2020	Year to Date Thru 8-2021	Percent Change
New Listings	1	1	0.0%	9	11	+ 22.2%
Pending Sales	0	3	--	7	10	+ 42.9%
Closed Sales	2	3	+ 50.0%	8	8	0.0%
Days on Market Until Sale	3	24	+ 700.0%	28	17	- 39.3%
Median Sales Price*	$517,500	$445,000	- 14.0%	$352,450	$421,250	+ 19.5%
Average Sales Price*	$517,500	$361,667	- 30.1%	$353,563	$412,313	+ 16.6%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.
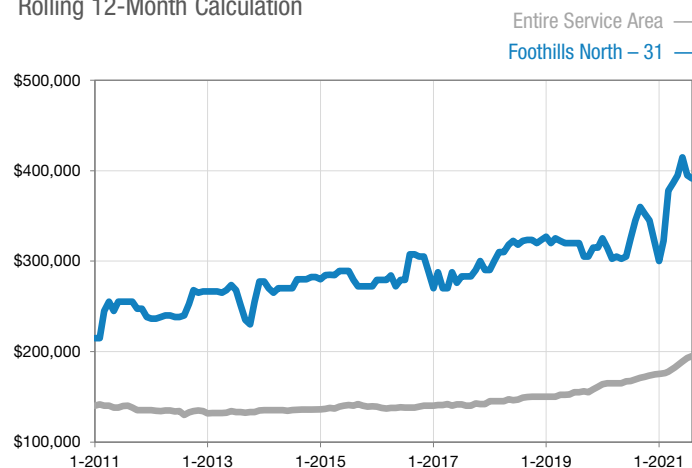
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Foothills North – 31 —

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

Entire Service Area —
Foothills North – 31 —

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.