

Local Market Update for August 2021

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



87110

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	62	75	+ 21.0%	472	514	+ 8.9%
Pending Sales	58	70	+ 20.7%	428	458	+ 7.0%
Closed Sales	55	57	+ 3.6%	403	422	+ 4.7%
Days on Market Until Sale	18	13	- 27.8%	29	15	- 48.3%
Median Sales Price*	\$223,000	\$265,000	+ 18.8%	\$210,000	\$260,000	+ 23.8%
Average Sales Price*	\$244,709	\$270,718	+ 10.6%	\$231,156	\$285,464	+ 23.5%
Percent of List Price Received*	99.7%	99.8%	+ 0.1%	99.1%	100.9%	+ 1.8%
Inventory of Homes for Sale	55	45	- 18.2%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

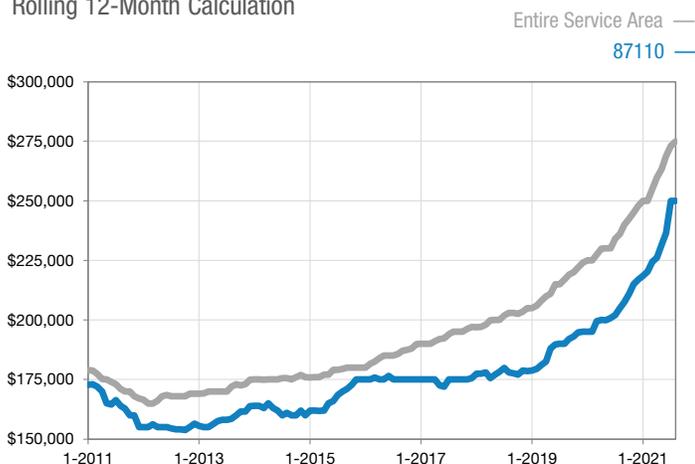
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	5	8	+ 60.0%	37	39	+ 5.4%
Pending Sales	11	9	- 18.2%	38	36	- 5.3%
Closed Sales	3	12	+ 300.0%	31	38	+ 22.6%
Days on Market Until Sale	64	12	- 81.3%	32	11	- 65.6%
Median Sales Price*	\$101,500	\$128,500	+ 26.6%	\$97,000	\$123,125	+ 26.9%
Average Sales Price*	\$92,167	\$148,163	+ 60.8%	\$113,373	\$131,574	+ 16.1%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	96.0%	99.6%	+ 3.7%
Inventory of Homes for Sale	0	3	--	--	--	--
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.

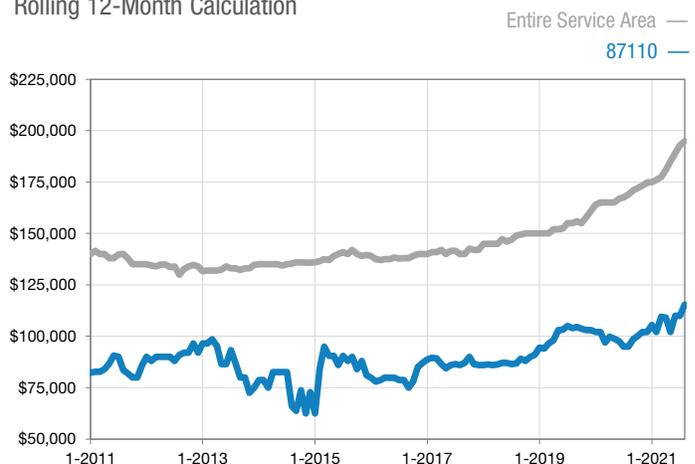
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.