

Local Market Update for August 2021

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	17	27	+ 58.8%	132	139	+ 5.3%
Pending Sales	16	15	- 6.3%	127	118	- 7.1%
Closed Sales	18	17	- 5.6%	120	106	- 11.7%
Days on Market Until Sale	7	12	+ 71.4%	35	15	- 57.1%
Median Sales Price*	\$175,500	\$210,000	+ 19.7%	\$177,000	\$216,000	+ 22.0%
Average Sales Price*	\$177,900	\$209,841	+ 18.0%	\$178,820	\$225,906	+ 26.3%
Percent of List Price Received*	101.5%	100.4%	- 1.1%	98.4%	100.7%	+ 2.3%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

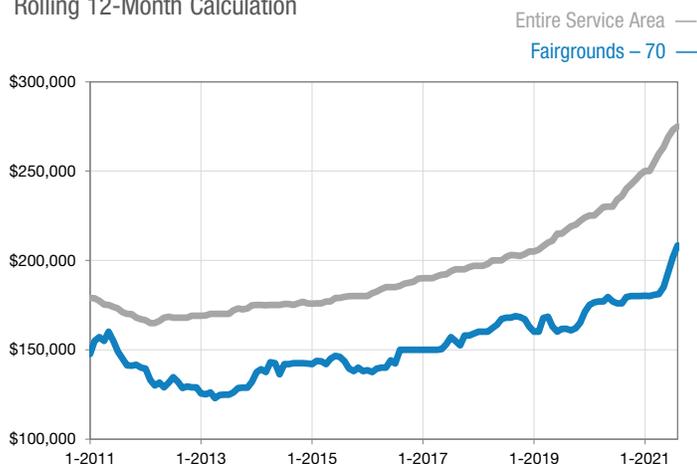
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	0	3	--	4	10	+ 150.0%
Pending Sales	1	2	+ 100.0%	6	7	+ 16.7%
Closed Sales	0	2	--	5	5	0.0%
Days on Market Until Sale	--	5	--	38	11	- 71.1%
Median Sales Price*	--	\$129,000	--	\$157,900	\$131,000	- 17.0%
Average Sales Price*	--	\$129,000	--	\$142,380	\$161,400	+ 13.4%
Percent of List Price Received*	--	104.3%	--	96.3%	101.8%	+ 5.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

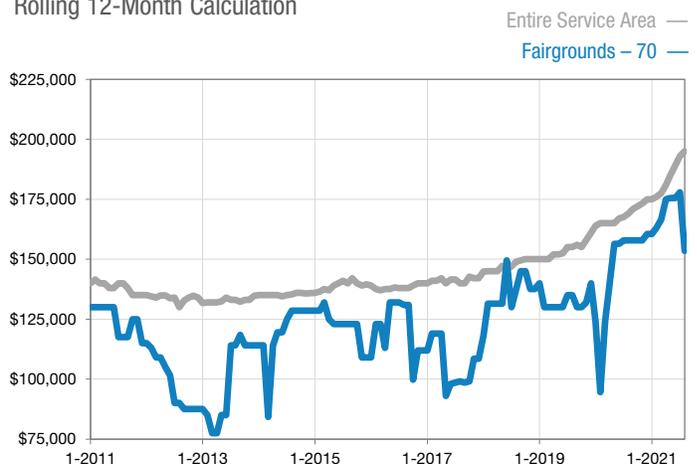
Median Sales Price - Single-Family Detached

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.