

Local Market Update for August 2021

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



87114

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	146	134	- 8.2%	1,021	1,060	+ 3.8%
Pending Sales	129	131	+ 1.6%	929	978	+ 5.3%
Closed Sales	106	123	+ 16.0%	835	933	+ 11.7%
Days on Market Until Sale	21	9	- 57.1%	23	10	- 56.5%
Median Sales Price*	\$255,500	\$295,000	+ 15.5%	\$249,900	\$286,000	+ 14.4%
Average Sales Price*	\$297,551	\$344,558	+ 15.8%	\$268,544	\$319,402	+ 18.9%
Percent of List Price Received*	100.5%	101.9%	+ 1.4%	99.5%	101.6%	+ 2.1%
Inventory of Homes for Sale	97	62	- 36.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

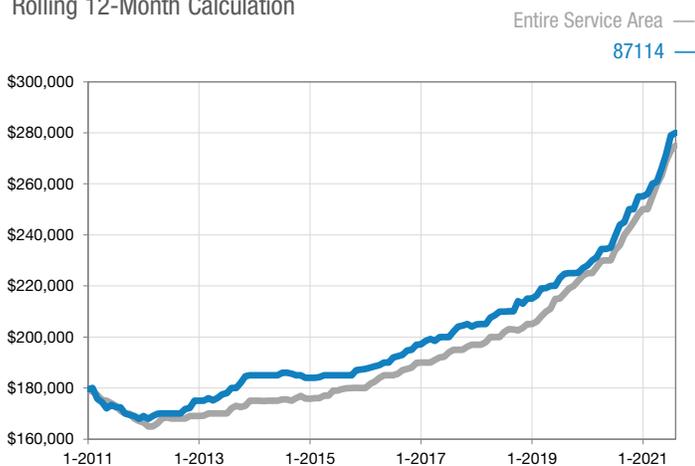
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	2	9	+ 350.0%	33	45	+ 36.4%
Pending Sales	3	9	+ 200.0%	33	43	+ 30.3%
Closed Sales	4	6	+ 50.0%	28	39	+ 39.3%
Days on Market Until Sale	9	2	- 77.8%	12	8	- 33.3%
Median Sales Price*	\$135,250	\$182,500	+ 34.9%	\$134,950	\$170,000	+ 26.0%
Average Sales Price*	\$149,250	\$177,750	+ 19.1%	\$154,448	\$189,458	+ 22.7%
Percent of List Price Received*	100.2%	100.2%	0.0%	99.4%	102.3%	+ 2.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.4	--	--	--	--

* 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.

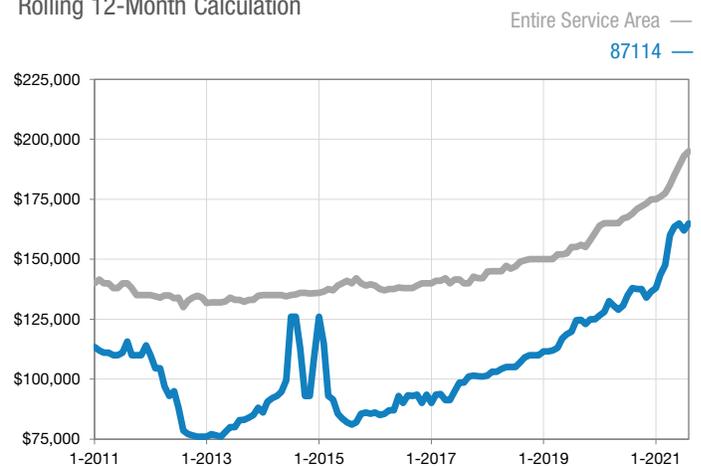
Median Sales Price - Single-Family Detached

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.