

# Local Market Update for August 2021

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

### Single-Family Detached

| Key Metrics                     | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2020      | 2021      | Percent Change | Thru 8-2020  | Thru 8-2021 | Percent Change |
| New Listings                    | 30        | 32        | + 6.7%         | 272          | 247         | - 9.2%         |
| Pending Sales                   | 35        | 30        | - 14.3%        | 212          | 215         | + 1.4%         |
| Closed Sales                    | 32        | 27        | - 15.6%        | 192          | 203         | + 5.7%         |
| Days on Market Until Sale       | 36        | 16        | - 55.6%        | 40           | 24          | - 40.0%        |
| Median Sales Price*             | \$317,500 | \$300,000 | - 5.5%         | \$305,500    | \$335,000   | + 9.7%         |
| Average Sales Price*            | \$323,370 | \$332,683 | + 2.9%         | \$332,135    | \$371,095   | + 11.7%        |
| Percent of List Price Received* | 97.9%     | 100.0%    | + 2.1%         | 97.8%        | 100.2%      | + 2.5%         |
| Inventory of Homes for Sale     | 42        | 26        | - 38.1%        | --           | --          | --             |
| Months Supply of Inventory      | 1.8       | 1.1       | - 38.9%        | --           | --          | --             |

\* 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.

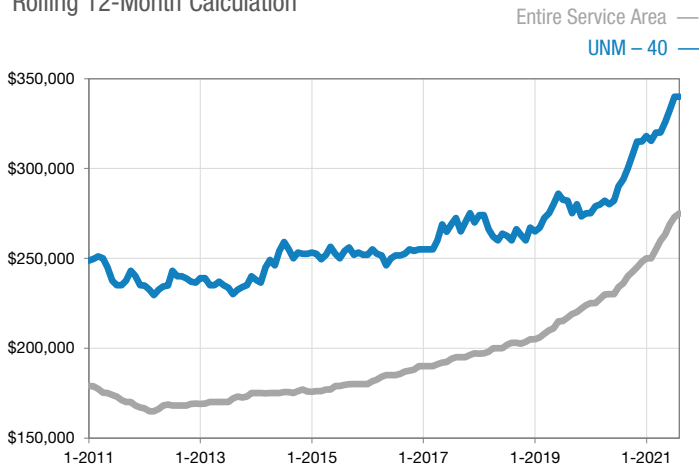
### Single-Family Attached

| Key Metrics                     | August    |      |                | Year to Date |             |                |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
|                                 | 2020      | 2021 | Percent Change | Thru 8-2020  | Thru 8-2021 | Percent Change |
| New Listings                    | 1         | 4    | + 300.0%       | 12           | 19          | + 58.3%        |
| Pending Sales                   | 2         | 3    | + 50.0%        | 8            | 13          | + 62.5%        |
| Closed Sales                    | 2         | 0    | - 100.0%       | 7            | 10          | + 42.9%        |
| Days on Market Until Sale       | 120       | --   | --             | 52           | 39          | - 25.0%        |
| Median Sales Price*             | \$250,000 | --   | --             | \$209,300    | \$267,500   | + 27.8%        |
| Average Sales Price*            | \$250,000 | --   | --             | \$219,614    | \$283,850   | + 29.2%        |
| Percent of List Price Received* | 98.3%     | --   | --             | 98.5%        | 97.9%       | - 0.6%         |
| Inventory of Homes for Sale     | 4         | 4    | 0.0%           | --           | --          | --             |
| Months Supply of Inventory      | 2.9       | 2.0  | - 31.0%        | --           | --          | --             |

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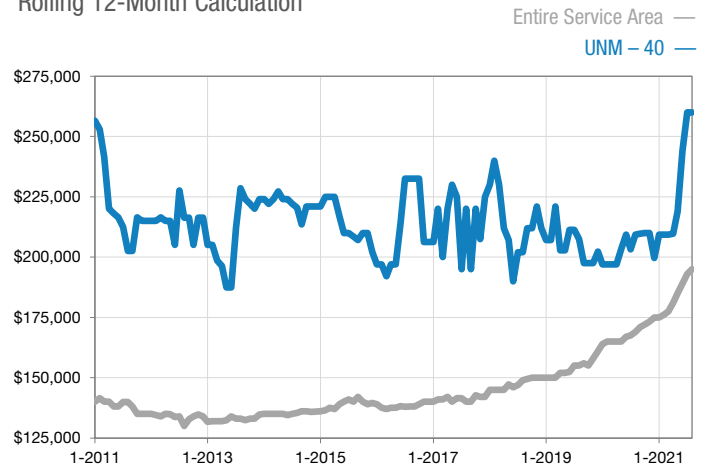
### Median Sales Price - Single-Family Detached

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.