

Local Market Update for August 2021

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	20	30	+ 50.0%	189	179	- 5.3%
Pending Sales	21	28	+ 33.3%	135	154	+ 14.1%
Closed Sales	22	18	- 18.2%	118	144	+ 22.0%
Days on Market Until Sale	41	8	- 80.5%	44	22	- 50.0%
Median Sales Price*	\$215,500	\$364,950	+ 69.4%	\$189,950	\$248,250	+ 30.7%
Average Sales Price*	\$250,739	\$391,487	+ 56.1%	\$228,765	\$314,672	+ 37.6%
Percent of List Price Received*	97.3%	102.8%	+ 5.7%	96.7%	100.6%	+ 4.0%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

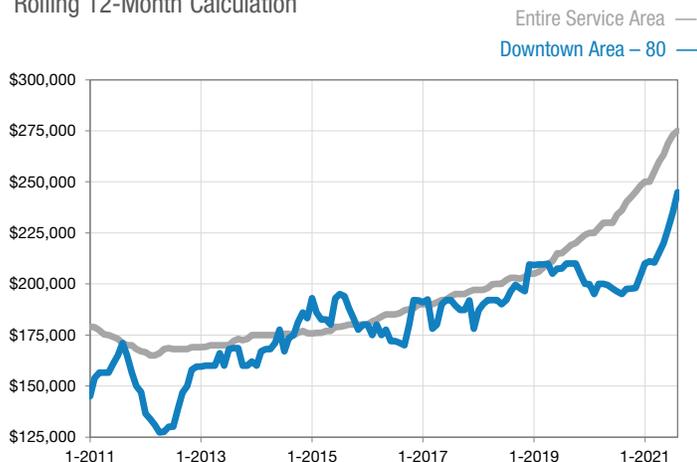
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	17	4	- 76.5%	109	86	- 21.1%
Pending Sales	5	10	+ 100.0%	58	86	+ 48.3%
Closed Sales	7	12	+ 71.4%	60	77	+ 28.3%
Days on Market Until Sale	48	42	- 12.5%	40	39	- 2.5%
Median Sales Price*	\$190,000	\$287,500	+ 51.3%	\$214,125	\$266,950	+ 24.7%
Average Sales Price*	\$210,486	\$312,867	+ 48.6%	\$224,073	\$269,920	+ 20.5%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	97.7%	98.8%	+ 1.1%
Inventory of Homes for Sale	46	9	- 80.4%	--	--	--
Months Supply of Inventory	6.3	0.9	- 85.7%	--	--	--

* 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.

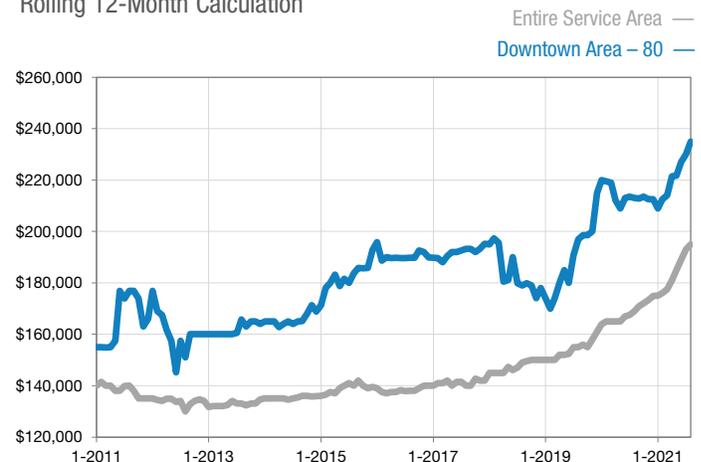
Median Sales Price - Single-Family Detached

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.