

Local Market Update for August 2021

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



87104

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	9	19	+ 111.1%	154	122	- 20.8%
Pending Sales	5	17	+ 240.0%	100	103	+ 3.0%
Closed Sales	20	16	- 20.0%	103	99	- 3.9%
Days on Market Until Sale	40	10	- 75.0%	33	20	- 39.4%
Median Sales Price*	\$304,500	\$393,500	+ 29.2%	\$250,000	\$385,000	+ 54.0%
Average Sales Price*	\$341,525	\$423,804	+ 24.1%	\$321,745	\$413,216	+ 28.4%
Percent of List Price Received*	98.1%	102.1%	+ 4.1%	97.7%	100.4%	+ 2.8%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

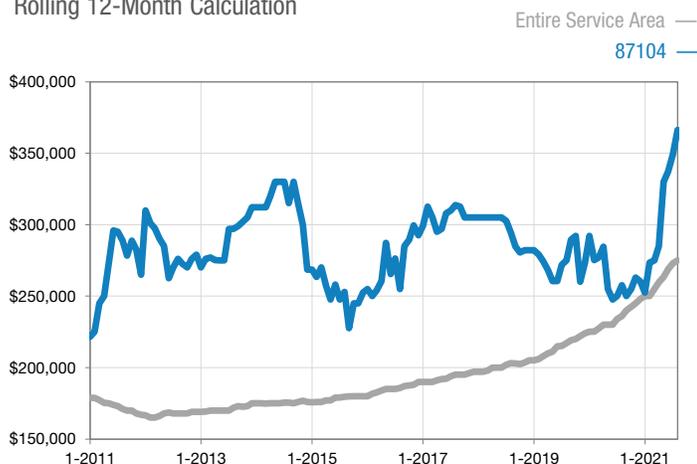
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	49	32	- 34.7%
Pending Sales	1	7	+ 600.0%	31	32	+ 3.2%
Closed Sales	2	5	+ 150.0%	31	25	- 19.4%
Days on Market Until Sale	70	39	- 44.3%	35	14	- 60.0%
Median Sales Price*	\$277,500	\$355,000	+ 27.9%	\$222,500	\$285,000	+ 28.1%
Average Sales Price*	\$277,500	\$386,900	+ 39.4%	\$222,606	\$305,188	+ 37.1%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	11	0	- 100.0%	--	--	--
Months Supply of Inventory	3.1	--	--	--	--	--

* 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.

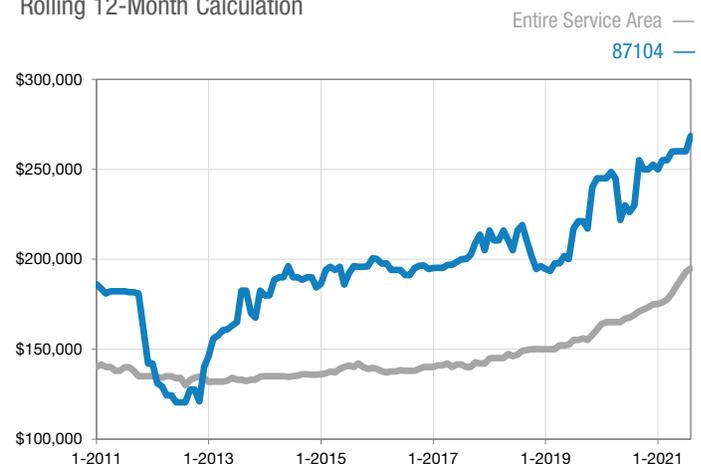
Median Sales Price - Single-Family Detached

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.