

Local Market Update for August 2021

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



UNM South – 42

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

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	26	30	+ 15.4%	237	195	- 17.7%
Pending Sales	25	20	- 20.0%	164	178	+ 8.5%
Closed Sales	19	21	+ 10.5%	146	183	+ 25.3%
Days on Market Until Sale	22	12	- 45.5%	30	22	- 26.7%
Median Sales Price*	\$270,000	\$279,800	+ 3.6%	\$255,000	\$255,000	0.0%
Average Sales Price*	\$324,476	\$305,038	- 6.0%	\$274,028	\$276,922	+ 1.1%
Percent of List Price Received*	99.6%	101.6%	+ 2.0%	98.0%	100.6%	+ 2.7%
Inventory of Homes for Sale	38	21	- 44.7%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

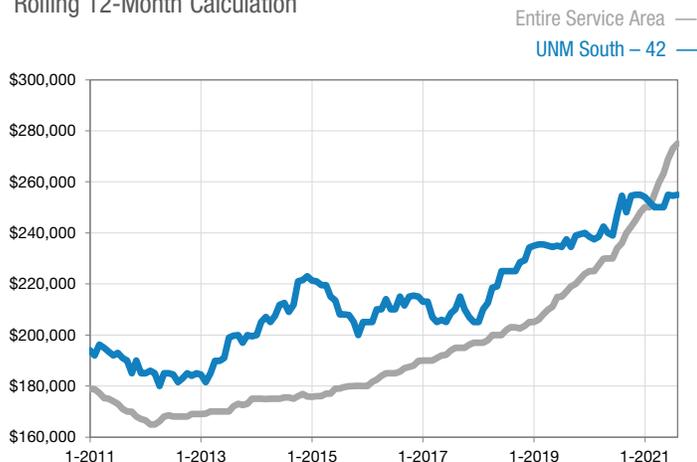
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	42	36	- 14.3%
Pending Sales	2	6	+ 200.0%	27	31	+ 14.8%
Closed Sales	4	6	+ 50.0%	30	31	+ 3.3%
Days on Market Until Sale	21	24	+ 14.3%	33	40	+ 21.2%
Median Sales Price*	\$173,000	\$212,500	+ 22.8%	\$72,950	\$230,000	+ 215.3%
Average Sales Price*	\$180,250	\$189,483	+ 5.1%	\$147,006	\$229,110	+ 55.9%
Percent of List Price Received*	92.2%	99.2%	+ 7.6%	99.1%	97.7%	- 1.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--

* 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.

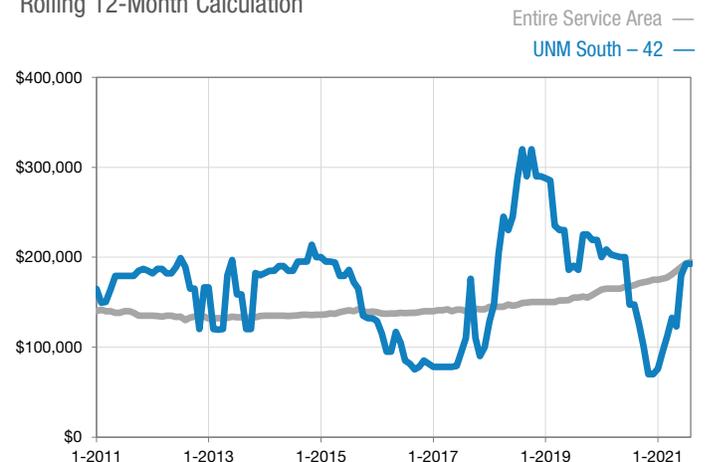
Median Sales Price - Single-Family Detached

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.