

# Local Market Update for August 2021

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



## 87122

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
New Listings	41	37	- 9.8%	347	342	- 1.4%
Pending Sales	38	39	+ 2.6%	251	284	+ 13.1%
Closed Sales	29	36	+ 24.1%	221	276	+ 24.9%
Days on Market Until Sale	33	12	- 63.6%	45	23	- 48.9%
Median Sales Price*	\$510,000	<b>\$642,500</b>	+ 26.0%	\$550,000	<b>\$630,000</b>	+ 14.5%
Average Sales Price*	\$621,709	<b>\$697,975</b>	+ 12.3%	\$589,059	<b>\$682,373</b>	+ 15.8%
Percent of List Price Received*	98.3%	<b>100.7%</b>	+ 2.4%	97.8%	<b>99.9%</b>	+ 2.1%
Inventory of Homes for Sale	87	43	- 50.6%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--

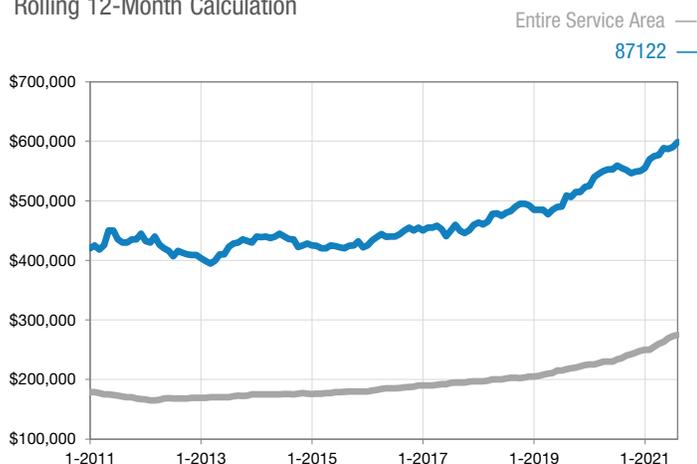
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	6	14	+ 133.3%
Pending Sales	1	1	0.0%	5	10	+ 100.0%
Closed Sales	2	0	- 100.0%	5	13	+ 160.0%
Days on Market Until Sale	18	--	--	29	19	- 34.5%
Median Sales Price*	\$327,500	--	--	\$265,900	<b>\$280,000</b>	+ 5.3%
Average Sales Price*	\$327,500	--	--	\$281,180	<b>\$303,531</b>	+ 7.9%
Percent of List Price Received*	100.7%	--	--	98.9%	<b>99.6%</b>	+ 0.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

\* 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.

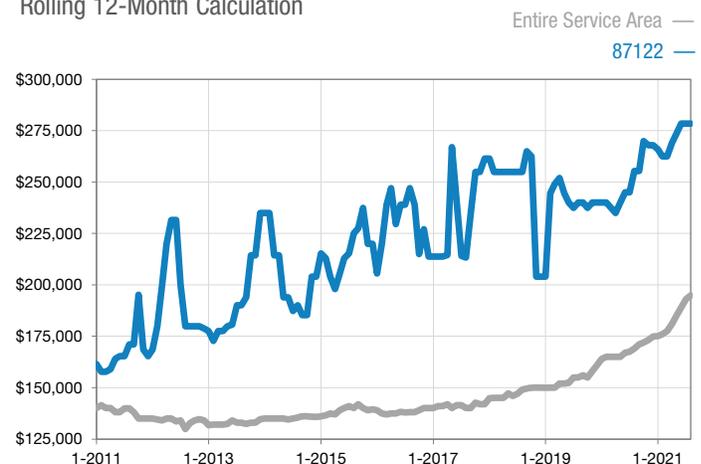
### Median Sales Price - Single-Family Detached

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.