

Local Market Update for August 2021

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



87108

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	38	44	+ 15.8%	303	282	- 6.9%
Pending Sales	30	31	+ 3.3%	234	231	- 1.3%
Closed Sales	32	32	0.0%	213	222	+ 4.2%
Days on Market Until Sale	18	9	- 50.0%	32	21	- 34.4%
Median Sales Price*	\$191,000	\$243,750	+ 27.6%	\$180,000	\$235,000	+ 30.6%
Average Sales Price*	\$222,806	\$247,705	+ 11.2%	\$213,191	\$247,422	+ 16.1%
Percent of List Price Received*	97.1%	101.1%	+ 4.1%	97.7%	100.8%	+ 3.2%
Inventory of Homes for Sale	52	39	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--

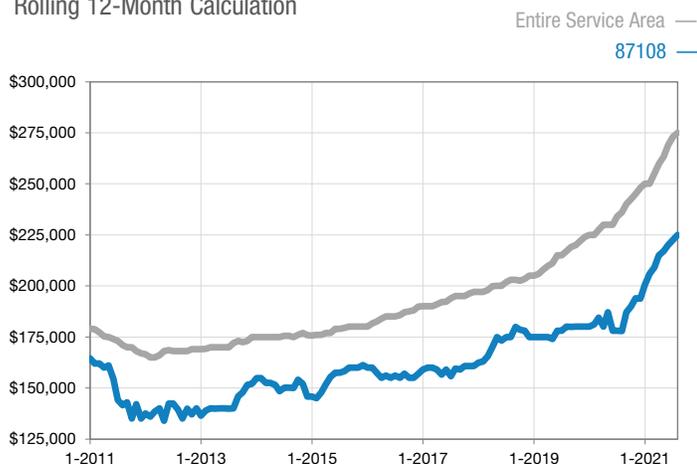
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	6	8	+ 33.3%	44	34	- 22.7%
Pending Sales	5	6	+ 20.0%	29	35	+ 20.7%
Closed Sales	4	4	0.0%	26	32	+ 23.1%
Days on Market Until Sale	19	33	+ 73.7%	24	40	+ 66.7%
Median Sales Price*	\$126,000	\$120,950	- 4.0%	\$123,200	\$157,500	+ 27.8%
Average Sales Price*	\$163,250	\$139,475	- 14.6%	\$156,511	\$207,103	+ 32.3%
Percent of List Price Received*	95.9%	99.5%	+ 3.8%	96.9%	98.9%	+ 2.1%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	3.3	0.8	- 75.8%	--	--	--

* 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.

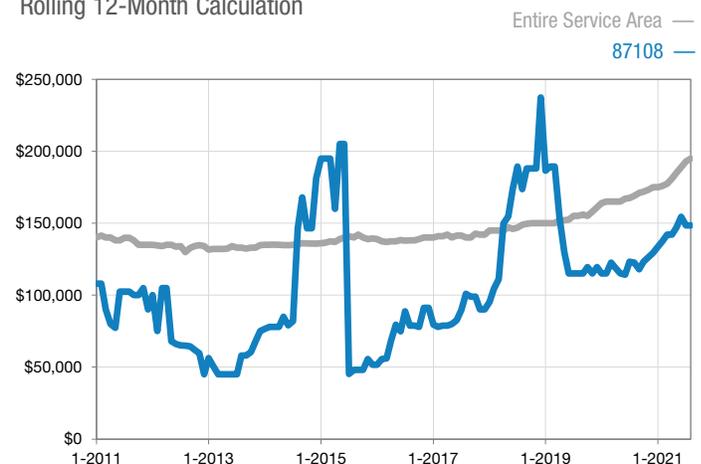
Median Sales Price - Single-Family Detached

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.