

Local Market Update for August 2021

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	75	77	+ 2.7%	662	624	- 5.7%
Pending Sales	78	81	+ 3.8%	630	591	- 6.2%
Closed Sales	77	57	- 26.0%	563	547	- 2.8%
Days on Market Until Sale	8	8	0.0%	23	7	- 69.6%
Median Sales Price*	\$176,000	\$220,000	+ 25.0%	\$176,000	\$211,000	+ 19.9%
Average Sales Price*	\$181,607	\$228,832	+ 26.0%	\$180,302	\$213,332	+ 18.3%
Percent of List Price Received*	100.0%	102.4%	+ 2.4%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	48	29	- 39.6%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--

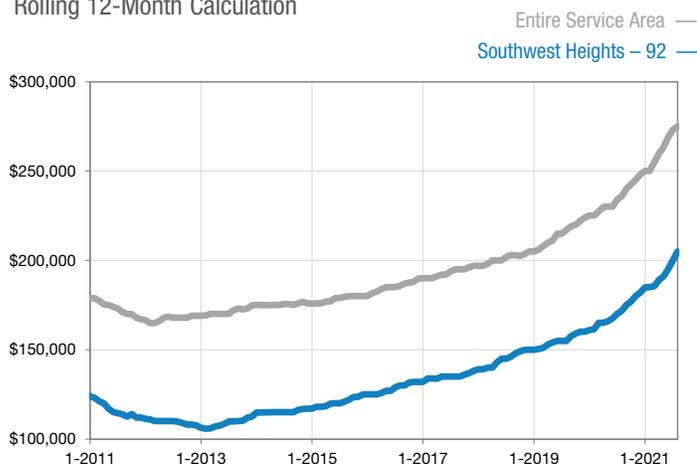
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	18	13	- 27.8%
Pending Sales	2	2	0.0%	19	11	- 42.1%
Closed Sales	0	1	--	21	13	- 38.1%
Days on Market Until Sale	--	2	--	53	6	- 88.7%
Median Sales Price*	--	\$149,000	--	\$140,000	\$150,000	+ 7.1%
Average Sales Price*	--	\$149,000	--	\$138,367	\$167,572	+ 21.1%
Percent of List Price Received*	--	102.8%	--	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

* 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.

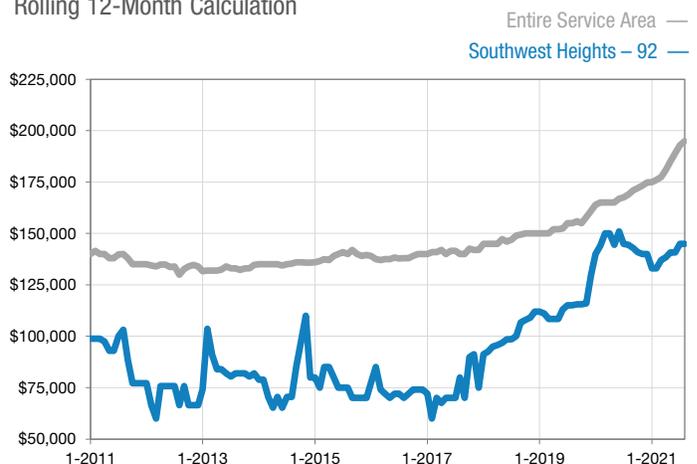
Median Sales Price - Single-Family Detached

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.