

Local Market Update for August 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	85	84	- 1.2%	749	672	- 10.3%
Pending Sales	91	81	- 11.0%	605	598	- 1.2%
Closed Sales	87	71	- 18.4%	539	565	+ 4.8%
Days on Market Until Sale	20	10	- 50.0%	28	15	- 46.4%
Median Sales Price*	\$299,500	\$335,000	+ 11.9%	\$270,000	\$319,900	+ 18.5%
Average Sales Price*	\$326,464	\$357,287	+ 9.4%	\$292,882	\$346,592	+ 18.3%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	99.5%	100.9%	+ 1.4%
Inventory of Homes for Sale	112	61	- 45.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

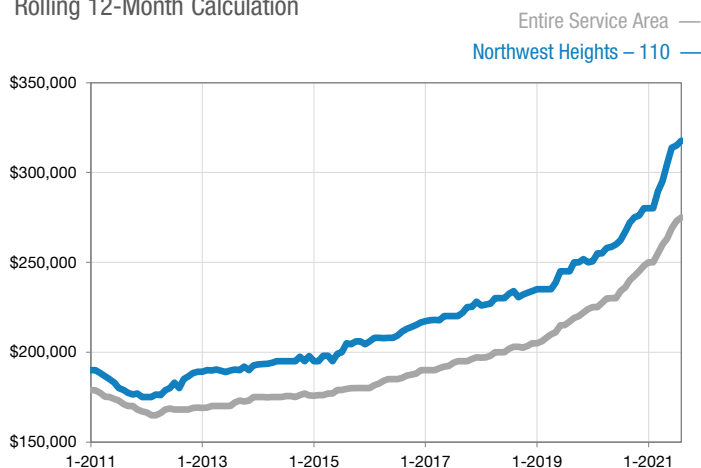
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	9	6	- 33.3%	43	45	+ 4.7%
Pending Sales	5	5	0.0%	36	43	+ 19.4%
Closed Sales	4	9	+ 125.0%	33	40	+ 21.2%
Days on Market Until Sale	4	8	+ 100.0%	27	20	- 25.9%
Median Sales Price*	\$260,000	\$219,000	- 15.8%	\$180,000	\$218,500	+ 21.4%
Average Sales Price*	\$263,785	\$256,389	- 2.8%	\$221,885	\$251,287	+ 13.3%
Percent of List Price Received*	99.6%	103.5%	+ 3.9%	98.8%	101.2%	+ 2.4%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

* 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.

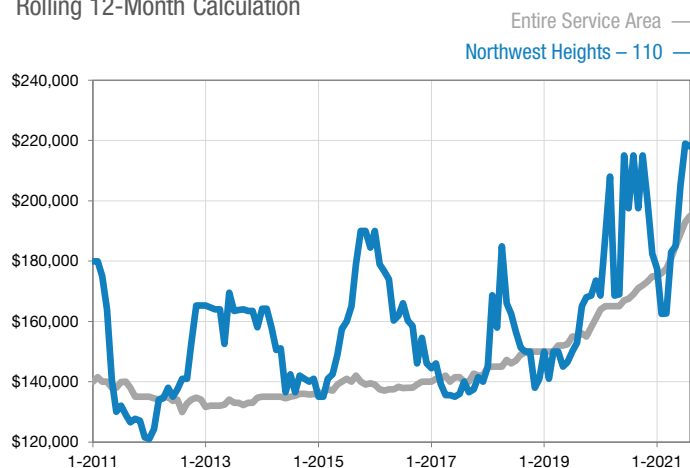
Median Sales Price - Single-Family Detached

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.