

# Local Market Update for August 2021

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



## 87113

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	26	<b>28</b>	+ 7.7%	196	<b>227</b>	+ 15.8%
Pending Sales	22	<b>29</b>	+ 31.8%	159	<b>186</b>	+ 17.0%
Closed Sales	31	<b>20</b>	- 35.5%	144	<b>175</b>	+ 21.5%
Days on Market Until Sale	14	<b>9</b>	- 35.7%	21	<b>14</b>	- 33.3%
Median Sales Price*	\$325,000	<b>\$390,000</b>	+ 20.0%	\$315,000	<b>\$355,000</b>	+ 12.7%
Average Sales Price*	\$377,206	<b>\$445,686</b>	+ 18.2%	\$342,326	<b>\$386,810</b>	+ 13.0%
Percent of List Price Received*	99.7%	<b>101.4%</b>	+ 1.7%	99.3%	<b>100.3%</b>	+ 1.0%
Inventory of Homes for Sale	33	<b>23</b>	- 30.3%	--	--	--
Months Supply of Inventory	1.7	<b>1.0</b>	- 41.2%	--	--	--

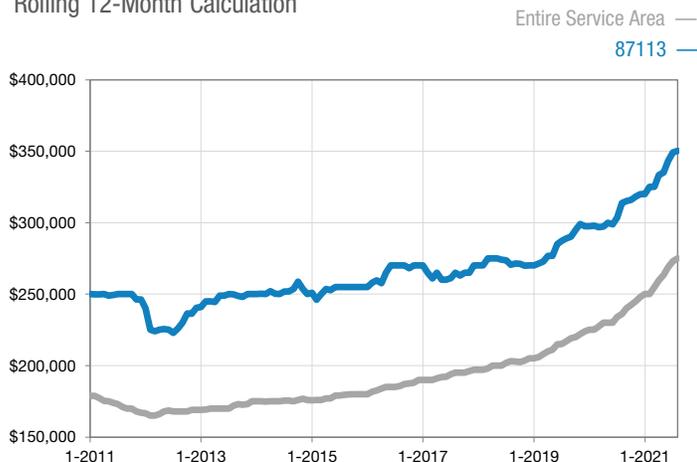
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	3	<b>0</b>	- 100.0%	31	<b>24</b>	- 22.6%
Pending Sales	4	<b>1</b>	- 75.0%	31	<b>24</b>	- 22.6%
Closed Sales	3	<b>5</b>	+ 66.7%	31	<b>23</b>	- 25.8%
Days on Market Until Sale	4	<b>1</b>	- 75.0%	6	<b>4</b>	- 33.3%
Median Sales Price*	\$177,000	<b>\$201,500</b>	+ 13.8%	\$158,600	<b>\$185,000</b>	+ 16.6%
Average Sales Price*	\$185,300	<b>\$193,300</b>	+ 4.3%	\$160,432	<b>\$184,630</b>	+ 15.1%
Percent of List Price Received*	99.3%	<b>101.1%</b>	+ 1.8%	98.8%	<b>102.9%</b>	+ 4.1%
Inventory of Homes for Sale	0	<b>1</b>	--	--	--	--
Months Supply of Inventory	--	<b>0.3</b>	--	--	--	--

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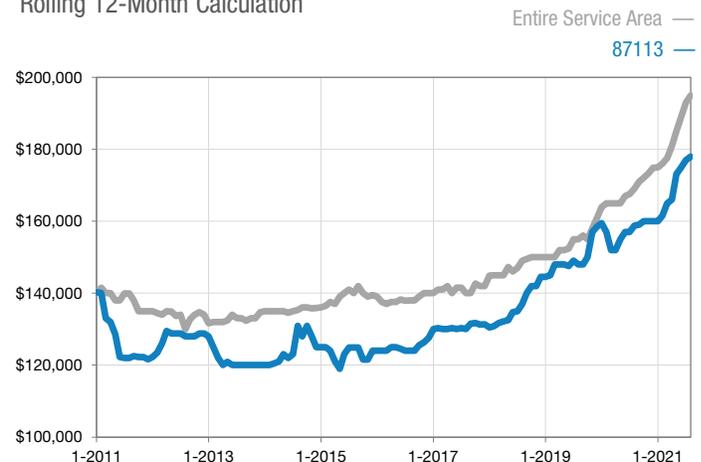
### Median Sales Price - Single-Family Detached

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.