

Local Market Update for August 2021

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	57	45	- 21.1%	461	435	- 5.6%
Pending Sales	55	53	- 3.6%	393	397	+ 1.0%
Closed Sales	65	49	- 24.6%	363	361	- 0.6%
Days on Market Until Sale	23	7	- 69.6%	23	11	- 52.2%
Median Sales Price*	\$355,000	\$375,000	+ 5.6%	\$315,500	\$370,000	+ 17.3%
Average Sales Price*	\$404,311	\$416,648	+ 3.1%	\$352,358	\$409,259	+ 16.1%
Percent of List Price Received*	98.9%	101.4%	+ 2.5%	98.6%	101.1%	+ 2.5%
Inventory of Homes for Sale	56	29	- 48.2%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

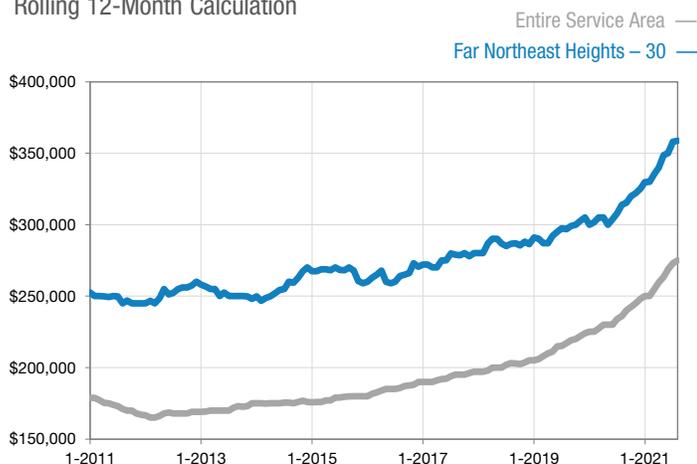
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	12	12	0.0%	105	104	- 1.0%
Pending Sales	11	10	- 9.1%	94	91	- 3.2%
Closed Sales	15	17	+ 13.3%	91	93	+ 2.2%
Days on Market Until Sale	29	6	- 79.3%	34	10	- 70.6%
Median Sales Price*	\$188,000	\$261,000	+ 38.8%	\$198,000	\$250,000	+ 26.3%
Average Sales Price*	\$220,000	\$271,029	+ 23.2%	\$216,858	\$254,303	+ 17.3%
Percent of List Price Received*	101.0%	102.4%	+ 1.4%	98.8%	101.5%	+ 2.7%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.0	0.4	- 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.

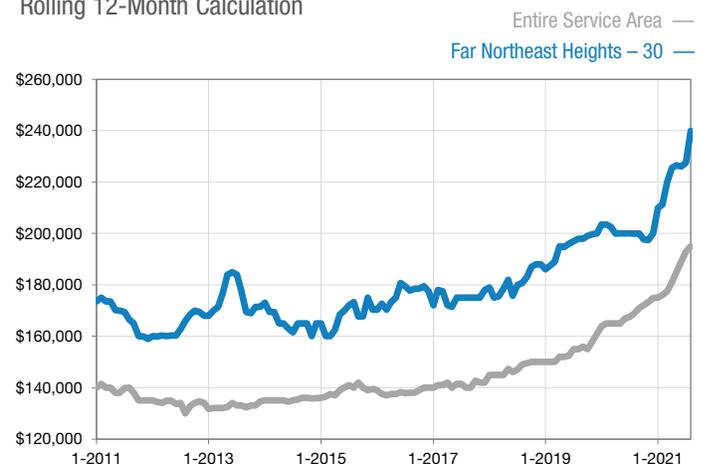
Median Sales Price - Single-Family Detached

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.