

Local Market Update for August 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte 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	33	25	- 24.2%	223	222	- 0.4%
Pending Sales	28	32	+ 14.3%	181	184	+ 1.7%
Closed Sales	26	20	- 23.1%	158	172	+ 8.9%
Days on Market Until Sale	22	10	- 54.5%	26	18	- 30.8%
Median Sales Price*	\$435,500	\$536,200	+ 23.1%	\$406,000	\$441,750	+ 8.8%
Average Sales Price*	\$482,377	\$563,530	+ 16.8%	\$428,328	\$512,903	+ 19.7%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	99.0%	100.0%	+ 1.0%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

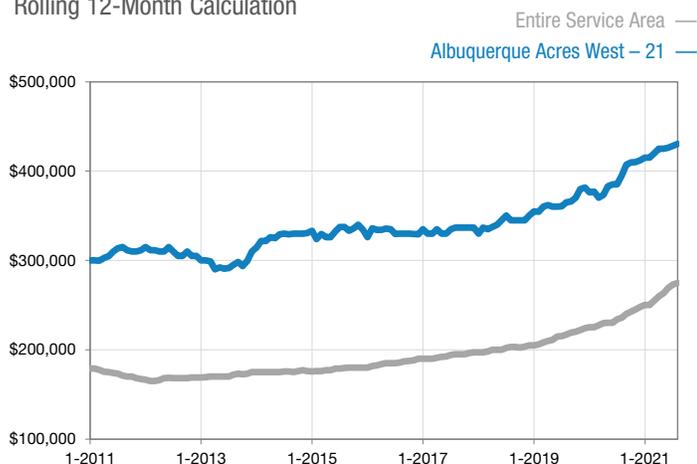
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	8	7	- 12.5%
Pending Sales	3	0	- 100.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Days on Market Until Sale	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$219,900	\$225,000	+ 2.3%	\$215,000	\$347,500	+ 61.6%
Average Sales Price*	\$219,900	\$225,000	+ 2.3%	\$214,150	\$317,333	+ 48.2%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

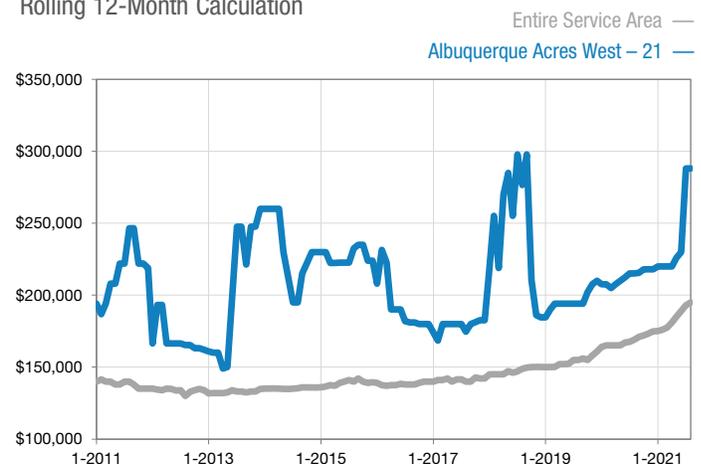
Median Sales Price - Single-Family Detached

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.