

# Local Market Update for August 2021

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



## 87031

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	72	<b>81</b>	+ 12.5%	467	<b>476</b>	+ 1.9%
Pending Sales	73	<b>84</b>	+ 15.1%	418	<b>428</b>	+ 2.4%
Closed Sales	63	<b>51</b>	- 19.0%	346	<b>374</b>	+ 8.1%
Days on Market Until Sale	33	<b>22</b>	- 33.3%	45	<b>25</b>	- 44.4%
Median Sales Price*	\$210,500	<b>\$305,000</b>	+ 44.9%	\$214,900	<b>\$255,000</b>	+ 18.7%
Average Sales Price*	\$231,996	<b>\$318,394</b>	+ 37.2%	\$221,524	<b>\$270,283</b>	+ 22.0%
Percent of List Price Received*	99.9%	<b>100.0%</b>	+ 0.1%	98.7%	<b>100.4%</b>	+ 1.7%
Inventory of Homes for Sale	84	<b>56</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 38.9%	--	--	--

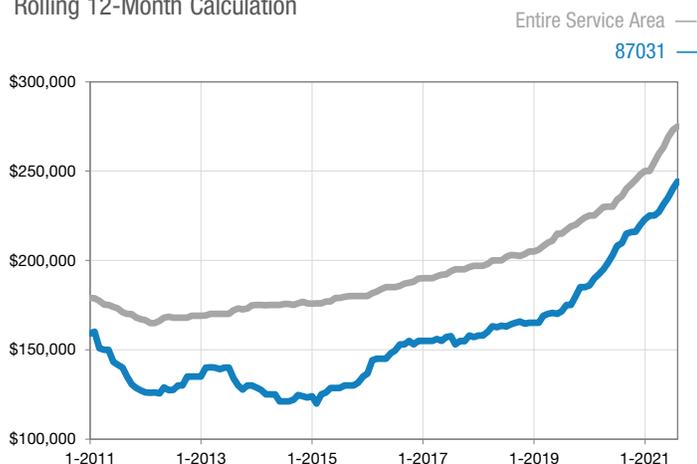
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>8</b>	+ 700.0%	13	<b>29</b>	+ 123.1%
Pending Sales	0	<b>8</b>	--	15	<b>26</b>	+ 73.3%
Closed Sales	1	<b>5</b>	+ 400.0%	18	<b>20</b>	+ 11.1%
Days on Market Until Sale	1	<b>8</b>	+ 700.0%	31	<b>6</b>	- 80.6%
Median Sales Price*	\$171,000	<b>\$175,000</b>	+ 2.3%	\$144,660	<b>\$172,500</b>	+ 19.2%
Average Sales Price*	\$171,000	<b>\$170,980</b>	- 0.0%	\$146,523	<b>\$166,128</b>	+ 13.4%
Percent of List Price Received*	103.7%	<b>102.2%</b>	- 1.4%	99.0%	<b>101.6%</b>	+ 2.6%
Inventory of Homes for Sale	1	<b>2</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.7</b>	+ 75.0%	--	--	--

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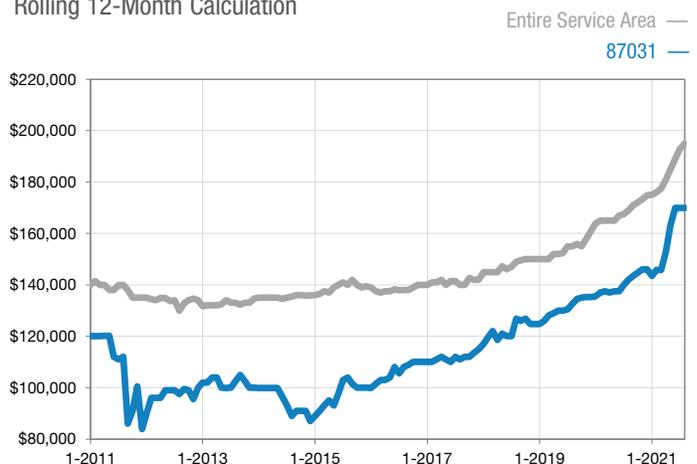
### Median Sales Price - Single-Family Detached

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.