

Local Market Update for August 2021

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



87102

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	147	132	- 10.2%
Pending Sales	20	17	- 15.0%	113	120	+ 6.2%
Closed Sales	16	8	- 50.0%	97	112	+ 15.5%
Days on Market Until Sale	32	7	- 78.1%	44	28	- 36.4%
Median Sales Price*	\$147,500	\$202,500	+ 37.3%	\$155,000	\$183,000	+ 18.1%
Average Sales Price*	\$155,103	\$215,613	+ 39.0%	\$167,714	\$216,055	+ 28.8%
Percent of List Price Received*	97.8%	100.8%	+ 3.1%	96.6%	100.1%	+ 3.6%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

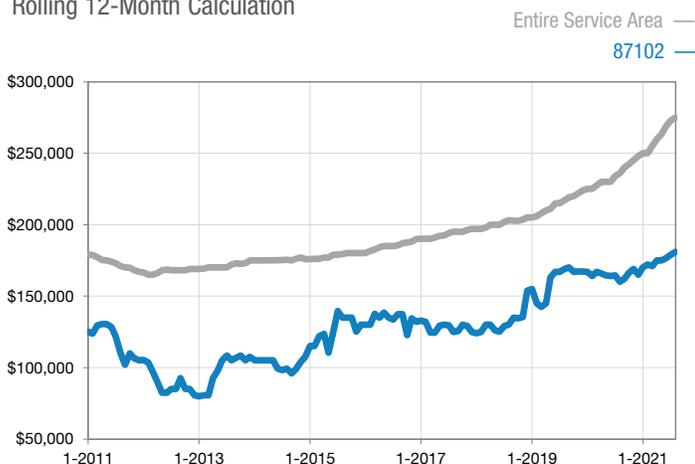
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	12	3	- 75.0%	70	65	- 7.1%
Pending Sales	4	8	+ 100.0%	35	64	+ 82.9%
Closed Sales	5	9	+ 80.0%	39	57	+ 46.2%
Days on Market Until Sale	40	36	- 10.0%	45	47	+ 4.4%
Median Sales Price*	\$184,900	\$271,000	+ 46.6%	\$199,000	\$234,900	+ 18.0%
Average Sales Price*	\$183,680	\$281,044	+ 53.0%	\$208,974	\$252,309	+ 20.7%
Percent of List Price Received*	97.9%	99.5%	+ 1.6%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	7.7	1.2	- 84.4%	--	--	--

* 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.

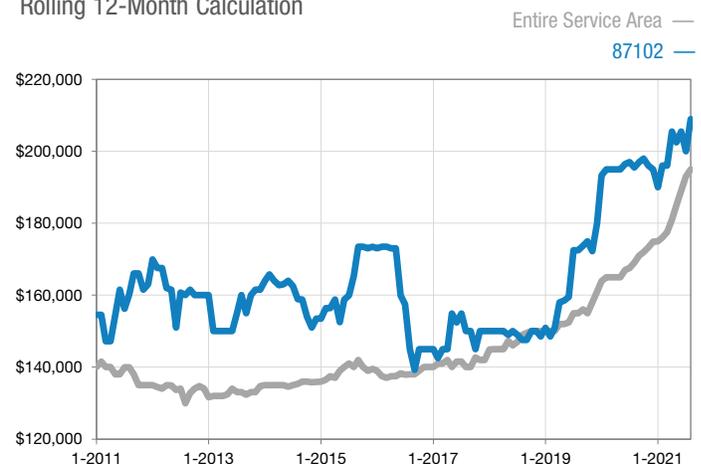
Median Sales Price - Single-Family Detached

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.