

Local Market Update for August 2021

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



87106

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	24	27	+ 12.5%	272	221	- 18.8%
Pending Sales	26	24	- 7.7%	206	207	+ 0.5%
Closed Sales	28	22	- 21.4%	192	209	+ 8.9%
Days on Market Until Sale	29	17	- 41.4%	38	21	- 44.7%
Median Sales Price*	\$298,500	\$332,225	+ 11.3%	\$289,750	\$296,000	+ 2.2%
Average Sales Price*	\$308,294	\$357,248	+ 15.9%	\$300,340	\$322,833	+ 7.5%
Percent of List Price Received*	98.2%	100.3%	+ 2.1%	97.8%	100.7%	+ 3.0%
Inventory of Homes for Sale	41	19	- 53.7%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

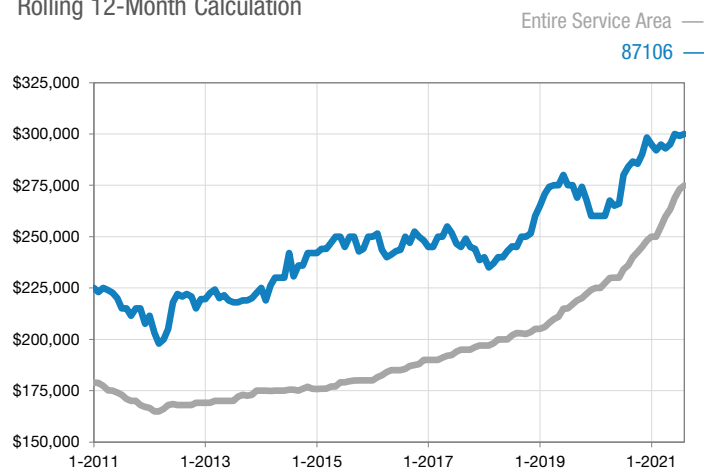
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	4	12	+ 200.0%	35	49	+ 40.0%
Pending Sales	5	7	+ 40.0%	29	35	+ 20.7%
Closed Sales	4	6	+ 50.0%	27	30	+ 11.1%
Days on Market Until Sale	71	8	- 88.7%	40	22	- 45.0%
Median Sales Price*	\$240,000	\$220,000	- 8.3%	\$156,000	\$255,000	+ 63.5%
Average Sales Price*	\$205,000	\$210,250	+ 2.6%	\$149,389	\$230,467	+ 54.3%
Percent of List Price Received*	95.5%	100.2%	+ 4.9%	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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.

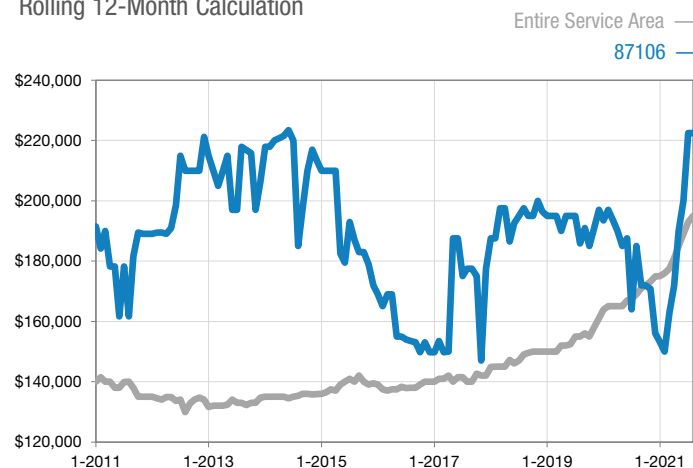
Median Sales Price - Single-Family Detached

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.