

Local Market Update for August 2021

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



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Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	75	63	- 16.0%	487	491	+ 0.8%
Pending Sales	62	64	+ 3.2%	434	458	+ 5.5%
Closed Sales	48	65	+ 35.4%	381	423	+ 11.0%
Days on Market Until Sale	23	21	- 8.7%	27	19	- 29.6%
Median Sales Price*	\$249,950	\$310,000	+ 24.0%	\$252,500	\$300,000	+ 18.8%
Average Sales Price*	\$280,106	\$318,628	+ 13.8%	\$276,466	\$311,482	+ 12.7%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.3%	100.7%	+ 1.4%
Inventory of Homes for Sale	62	29	- 53.2%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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	11	16	+ 45.5%	114	145	+ 27.2%
Pending Sales	11	9	- 18.2%	118	127	+ 7.6%
Closed Sales	20	15	- 25.0%	105	106	+ 1.0%
Days on Market Until Sale	26	5	- 80.8%	52	9	- 82.7%
Median Sales Price*	\$200,500	\$230,000	+ 14.7%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$205,897	\$227,567	+ 10.5%	\$199,676	\$226,701	+ 13.5%
Percent of List Price Received*	100.0%	101.3%	+ 1.3%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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.

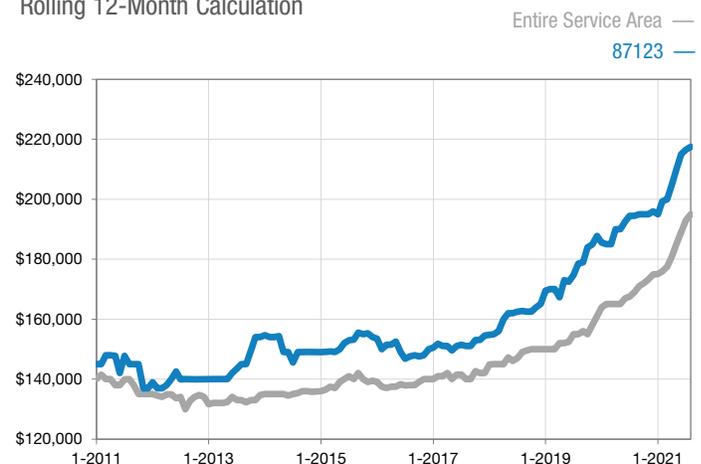
Median Sales Price - Single-Family Detached

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.