Local Market Update for August 2021

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

North Moriarty – 290

North of I-40, South of Dinkle Rd, East of Lexco Rd to Guadalupe County Line

Single-Family Detached	August			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 8-2020**	**Thru 8-2021**	Percent Change
New Listings	2	**0**	- 100.0%	5	**9**	+ 80.0%
Pending Sales	1	**1**	0.0%	9	**8**	- 11.1%
Closed Sales	3	**4**	+ 33.3%	8	**8**	0.0%
Days on Market Until Sale	97	**16**	- 83.5%	161	**39**	- 75.8%
Median Sales Price*	$275,000	**$286,250**	+ 4.1%	$247,500	**$267,500**	+ 8.1%
Average Sales Price*	$251,167	**$258,125**	+ 2.8%	$241,438	**$259,688**	+ 7.6%
Percent of List Price Received*	99.6%	**97.8%**	- 1.8%	96.4%	**98.4%**	+ 2.1%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	**--**	--
Months Supply of Inventory	0.8	**1.5**	+ 87.5%	--	**--**	--

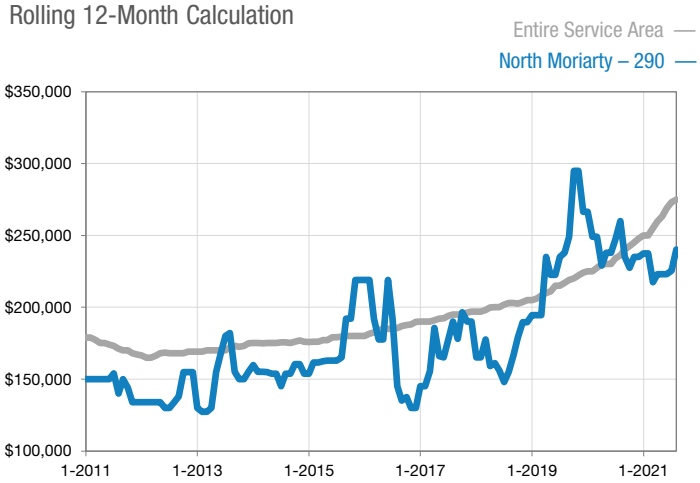
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 8-2020**	**Thru 8-2021**	Percent Change
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	--	**--**	--	--	**--**	--
Median Sales Price*	--	**--**	--	--	**--**	--
Average Sales Price*	--	**--**	--	--	**--**	--
Percent of List Price Received*	--	**--**	--	--	**--**	--
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.

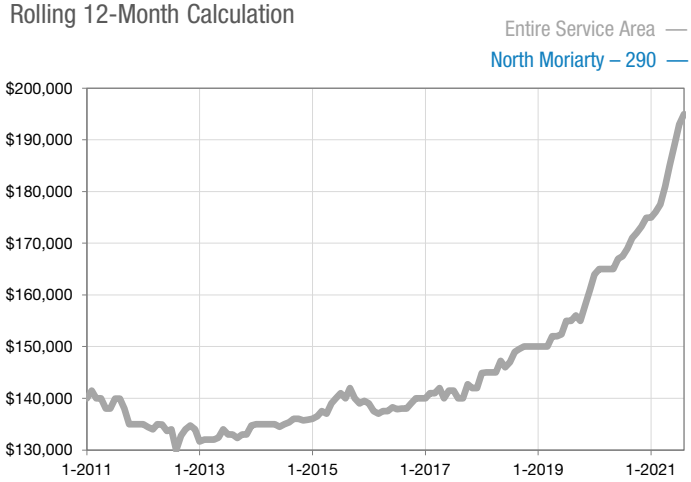
Median Sales Price - Single-Family Detached

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.