

Local Market Update for August 2021

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	112	99	- 11.6%	758	748	- 1.3%
Pending Sales	96	98	+ 2.1%	721	699	- 3.1%
Closed Sales	86	97	+ 12.8%	651	674	+ 3.5%
Days on Market Until Sale	15	14	- 6.7%	24	12	- 50.0%
Median Sales Price*	\$216,750	\$251,000	+ 15.8%	\$210,000	\$240,685	+ 14.6%
Average Sales Price*	\$230,593	\$265,866	+ 15.3%	\$216,150	\$253,323	+ 17.2%
Percent of List Price Received*	99.5%	100.4%	+ 0.9%	99.3%	101.3%	+ 2.0%
Inventory of Homes for Sale	70	52	- 25.7%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

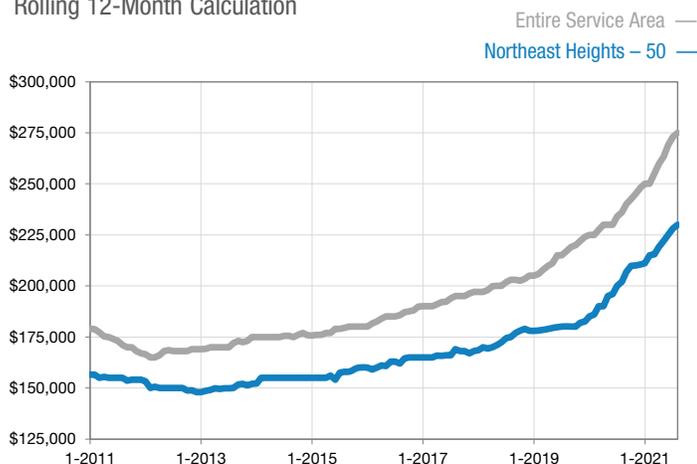
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	19	15	- 21.1%	121	109	- 9.9%
Pending Sales	13	12	- 7.7%	105	105	0.0%
Closed Sales	15	16	+ 6.7%	95	107	+ 12.6%
Days on Market Until Sale	22	9	- 59.1%	28	17	- 39.3%
Median Sales Price*	\$198,000	\$221,000	+ 11.6%	\$173,900	\$205,000	+ 17.9%
Average Sales Price*	\$179,767	\$206,400	+ 14.8%	\$165,775	\$201,760	+ 21.7%
Percent of List Price Received*	99.8%	101.1%	+ 1.3%	98.3%	100.7%	+ 2.4%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

* 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.

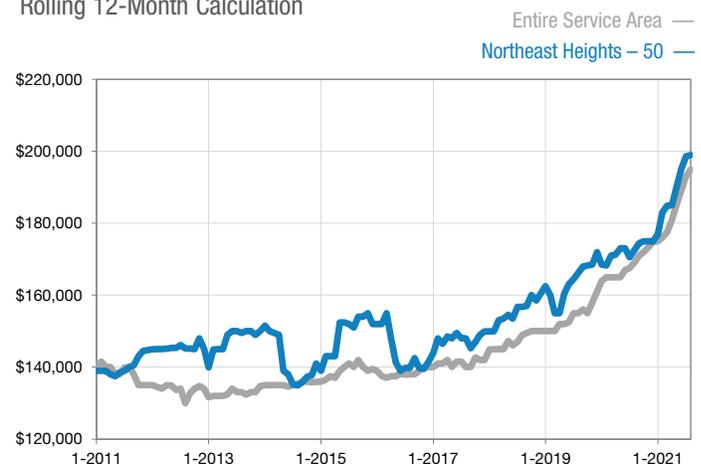
Median Sales Price - Single-Family Detached

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.