

Local Market Update for August 2021

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



87031

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	72	81	+ 12.5%	467	476	+ 1.9%
Pending Sales	73	84	+ 15.1%	418	428	+ 2.4%
Closed Sales	63	51	- 19.0%	346	374	+ 8.1%
Days on Market Until Sale	33	22	- 33.3%	45	25	- 44.4%
Median Sales Price*	\$210,500	\$305,000	+ 44.9%	\$214,900	\$255,000	+ 18.7%
Average Sales Price*	\$231,996	\$318,394	+ 37.2%	\$221,524	\$270,283	+ 22.0%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	98.7%	100.4%	+ 1.7%
Inventory of Homes for Sale	84	56	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

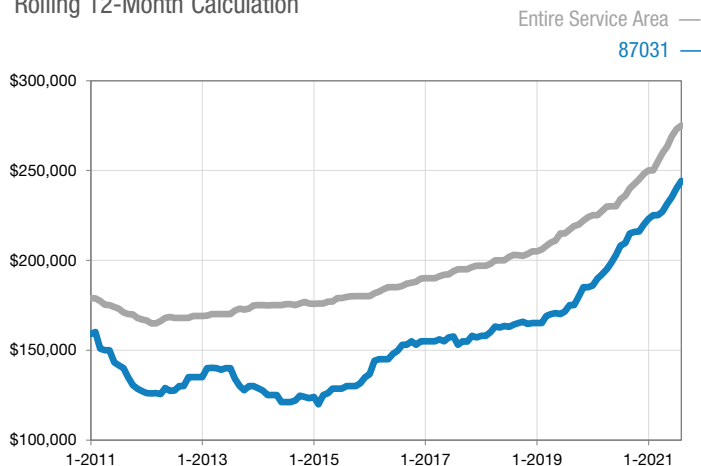
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	1	8	+ 700.0%	13	29	+ 123.1%
Pending Sales	0	8	--	15	26	+ 73.3%
Closed Sales	1	5	+ 400.0%	18	20	+ 11.1%
Days on Market Until Sale	1	8	+ 700.0%	31	6	- 80.6%
Median Sales Price*	\$171,000	\$175,000	+ 2.3%	\$144,660	\$172,500	+ 19.2%
Average Sales Price*	\$171,000	\$170,980	- 0.0%	\$146,523	\$166,128	+ 13.4%
Percent of List Price Received*	103.7%	102.2%	- 1.4%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

* 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.

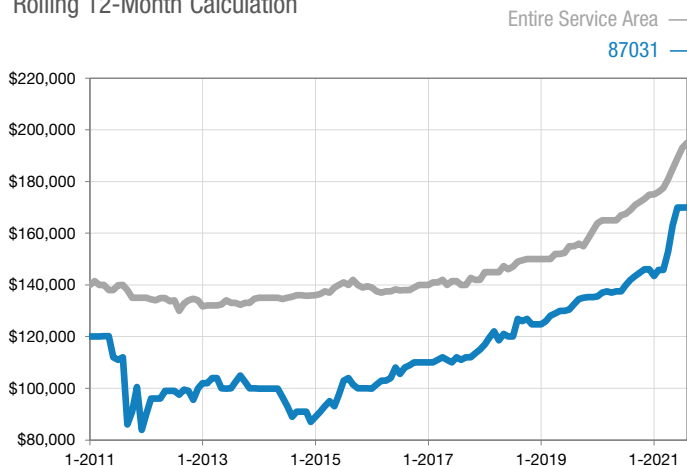
Median Sales Price - Single-Family Detached

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.