

Local Market Update for August 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	24	26	+ 8.3%	197	179	- 9.1%
Pending Sales	26	28	+ 7.7%	182	163	- 10.4%
Closed Sales	26	18	- 30.8%	165	148	- 10.3%
Days on Market Until Sale	20	11	- 45.0%	26	13	- 50.0%
Median Sales Price*	\$349,000	\$322,500	- 7.6%	\$265,000	\$312,500	+ 17.9%
Average Sales Price*	\$326,195	\$337,287	+ 3.4%	\$291,257	\$334,603	+ 14.9%
Percent of List Price Received*	99.3%	101.1%	+ 1.8%	98.8%	101.0%	+ 2.2%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

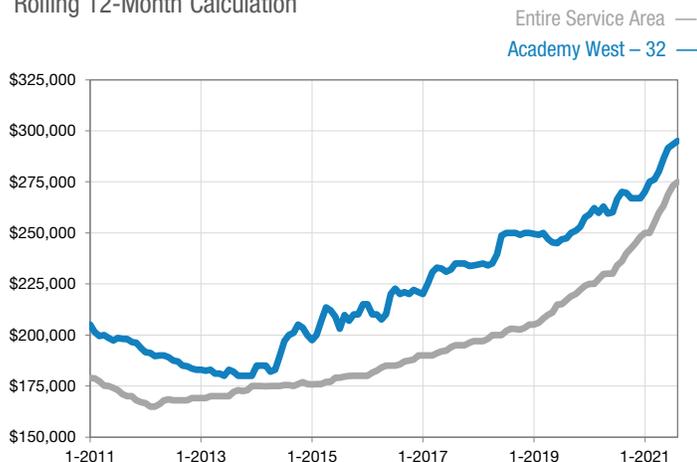
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	13	23	+ 76.9%	116	133	+ 14.7%
Pending Sales	15	21	+ 40.0%	105	114	+ 8.6%
Closed Sales	14	14	0.0%	100	107	+ 7.0%
Days on Market Until Sale	7	10	+ 42.9%	20	8	- 60.0%
Median Sales Price*	\$165,000	\$241,000	+ 46.1%	\$171,000	\$190,000	+ 11.1%
Average Sales Price*	\$183,439	\$232,386	+ 26.7%	\$184,261	\$189,007	+ 2.6%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	98.5%	100.4%	+ 1.9%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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.

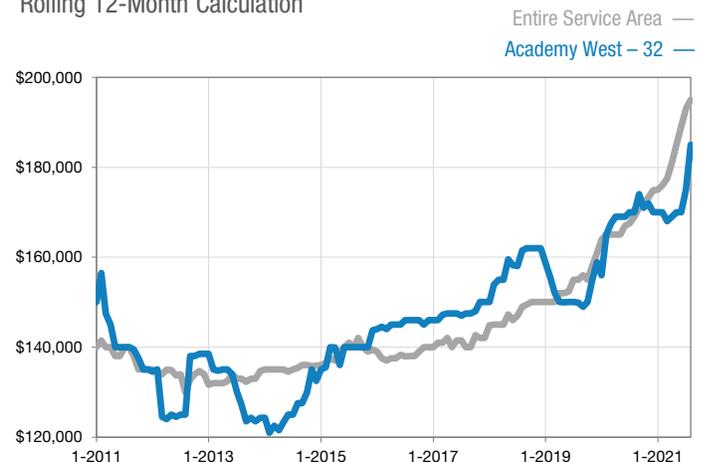
Median Sales Price - Single-Family Detached

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.