

# Local Market Update for August 2021

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
New Listings	7	17	+ 142.9%	52	66	+ 26.9%
Pending Sales	7	10	+ 42.9%	40	44	+ 10.0%
Closed Sales	8	4	- 50.0%	36	38	+ 5.6%
Days on Market Until Sale	46	39	- 15.2%	57	31	- 45.6%
Median Sales Price*	\$293,500	<b>\$399,950</b>	+ 36.3%	\$253,450	<b>\$391,200</b>	+ 54.3%
Average Sales Price*	\$333,688	<b>\$454,850</b>	+ 36.3%	\$306,563	<b>\$388,429</b>	+ 26.7%
Percent of List Price Received*	95.9%	<b>99.8%</b>	+ 4.1%	96.4%	<b>99.5%</b>	+ 3.2%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

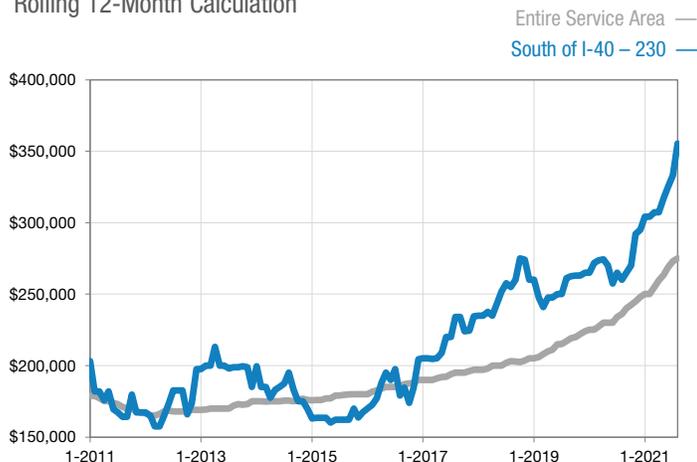
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
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.

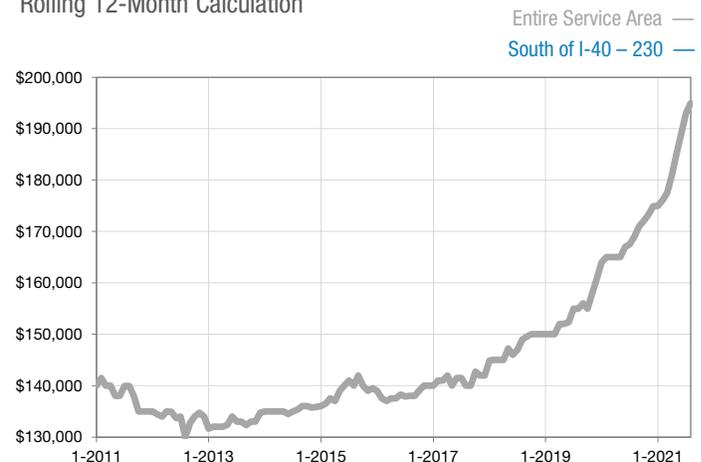
### Median Sales Price - Single-Family Detached

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.