

Local Market Update for August 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	26	20	- 23.1%	193	158	- 18.1%
Pending Sales	23	21	- 8.7%	173	145	- 16.2%
Closed Sales	27	28	+ 3.7%	167	141	- 15.6%
Days on Market Until Sale	34	7	- 79.4%	29	16	- 44.8%
Median Sales Price*	\$380,000	\$360,000	- 5.3%	\$335,000	\$360,000	+ 7.5%
Average Sales Price*	\$384,015	\$413,266	+ 7.6%	\$338,258	\$379,659	+ 12.2%
Percent of List Price Received*	99.1%	100.4%	+ 1.3%	98.7%	100.6%	+ 1.9%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

* 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
Key Metrics						
New Listings	3	7	+ 133.3%	51	59	+ 15.7%
Pending Sales	5	8	+ 60.0%	50	54	+ 8.0%
Closed Sales	3	6	+ 100.0%	47	49	+ 4.3%
Days on Market Until Sale	2	8	+ 300.0%	21	8	- 61.9%
Median Sales Price*	\$227,900	\$171,500	- 24.7%	\$177,000	\$225,000	+ 27.1%
Average Sales Price*	\$218,200	\$186,833	- 14.4%	\$193,654	\$238,096	+ 22.9%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.0%	101.3%	+ 2.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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.