

Local Market Update for August 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming 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	40	50	+ 25.0%	316	345	+ 9.2%
Pending Sales	33	49	+ 48.5%	286	309	+ 8.0%
Closed Sales	38	39	+ 2.6%	272	287	+ 5.5%
Days on Market Until Sale	14	11	- 21.4%	25	12	- 52.0%
Median Sales Price*	\$208,000	\$254,500	+ 22.4%	\$198,000	\$245,500	+ 24.0%
Average Sales Price*	\$215,080	\$270,369	+ 25.7%	\$206,857	\$258,483	+ 25.0%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	99.7%	101.0%	+ 1.3%
Inventory of Homes for Sale	35	27	- 22.9%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

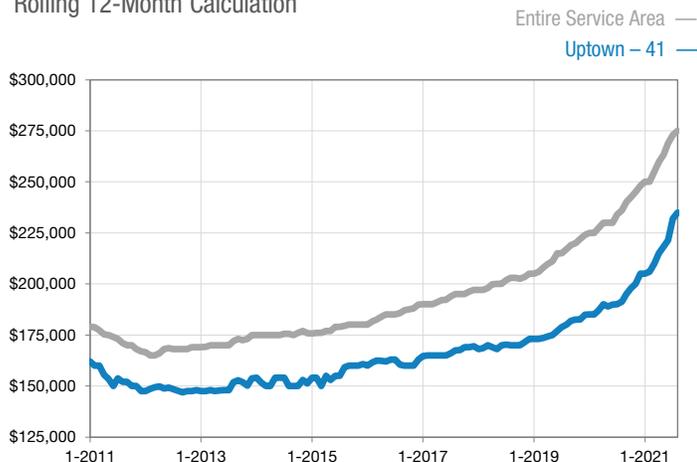
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	5	10	+ 100.0%	43	45	+ 4.7%
Pending Sales	12	8	- 33.3%	44	37	- 15.9%
Closed Sales	4	12	+ 200.0%	37	39	+ 5.4%
Days on Market Until Sale	149	14	- 90.6%	42	11	- 73.8%
Median Sales Price*	\$94,250	\$127,500	+ 35.3%	\$95,000	\$115,000	+ 21.1%
Average Sales Price*	\$90,875	\$152,663	+ 68.0%	\$110,492	\$132,072	+ 19.5%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	96.0%	99.3%	+ 3.4%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--

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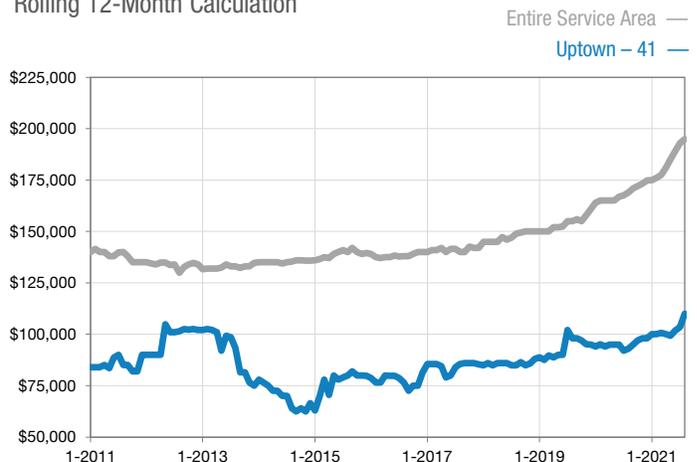
Median Sales Price - Single-Family Detached

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.