

Local Market Update for August 2021

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



87048

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	14	24	+ 71.4%	125	127	+ 1.6%
Pending Sales	14	15	+ 7.1%	95	103	+ 8.4%
Closed Sales	14	8	- 42.9%	95	98	+ 3.2%
Days on Market Until Sale	35	13	- 62.9%	67	31	- 53.7%
Median Sales Price*	\$427,500	\$725,000	+ 69.6%	\$531,000	\$630,500	+ 18.7%
Average Sales Price*	\$529,814	\$642,526	+ 21.3%	\$559,608	\$687,963	+ 22.9%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	97.3%	98.5%	+ 1.2%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--

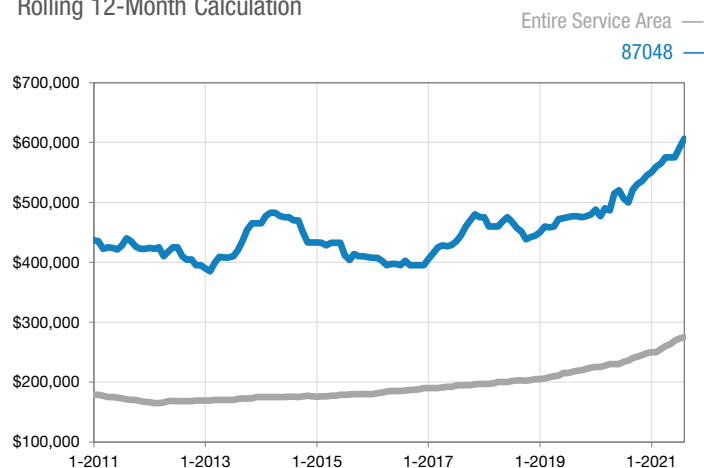
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	3	--	--	4	1	- 75.0%
Median Sales Price*	\$303,500	--	--	\$303,500	\$282,000	- 7.1%
Average Sales Price*	\$303,500	--	--	\$298,808	\$271,000	- 9.3%
Percent of List Price Received*	104.8%	--	--	101.6%	96.9%	- 4.6%
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.

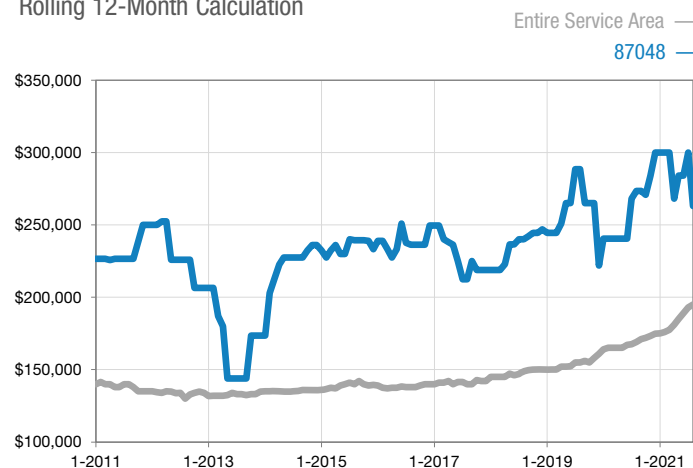
Median Sales Price - Single-Family Detached

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.