Local Market Update for August 2021

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

gaar

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Single-Family Detached

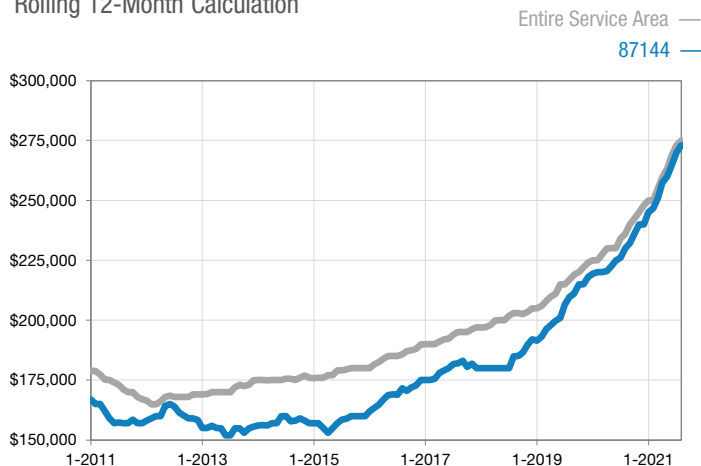| Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	147	147	0.0%	1,111	1,213	+ 9.2%
Pending Sales	123	152	+ 23.6%	936	1,100	+ 17.5%
Closed Sales	131	129	- 1.5%	823	1,008	+ 22.5%
Days on Market Until Sale	25	10	- 60.0%	32	17	- 46.9%
Median Sales Price*	$259,315	$290,000	+ 11.8%	$232,126	$285,000	+ 22.8%
Average Sales Price*	$272,985	$325,501	+ 19.2%	$250,678	$310,133	+ 23.7%
Percent of List Price Received*	100.5%	101.5%	+ 1.0%	99.8%	101.2%	+ 1.4%
Inventory of Homes for Sale	164	99	- 39.6%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

* 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.

Single-Family Attached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	1	0	- 100.0%	7	2	- 71.4%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	1	10	+ 900.0%
Days on Market Until Sale	--	--	--	1	11	+ 1000.0%
Median Sales Price*	--	--	--	$148,000	$208,755	+ 41.1%
Average Sales Price*	--	--	--	$148,000	$201,269	+ 36.0%
Percent of List Price Received*	--	--	--	98.7%	101.2%	+ 2.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

* 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.
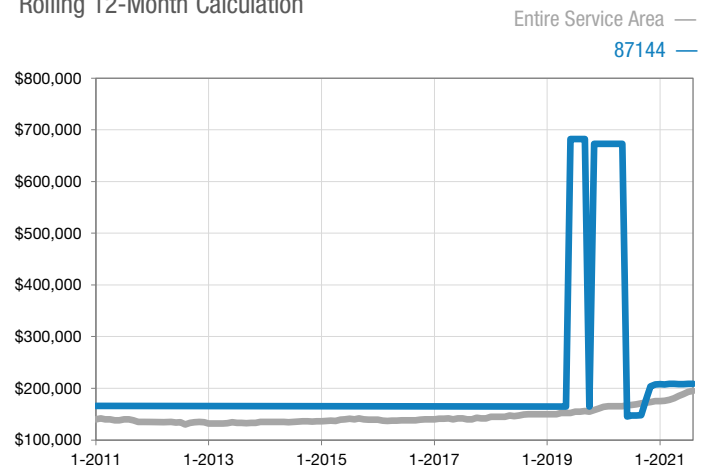
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area ——
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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.