

Local Market Update for August 2021

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



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Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	76	57	- 25.0%	533	485	- 9.0%
Pending Sales	71	64	- 9.9%	503	457	- 9.1%
Closed Sales	68	63	- 7.4%	446	432	- 3.1%
Days on Market Until Sale	12	9	- 25.0%	24	13	- 45.8%
Median Sales Price*	\$229,000	\$270,000	+ 17.9%	\$219,700	\$245,000	+ 11.5%
Average Sales Price*	\$257,385	\$298,000	+ 15.8%	\$234,218	\$267,319	+ 14.1%
Percent of List Price Received*	99.8%	100.6%	+ 0.8%	99.3%	101.0%	+ 1.7%
Inventory of Homes for Sale	46	37	- 19.6%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

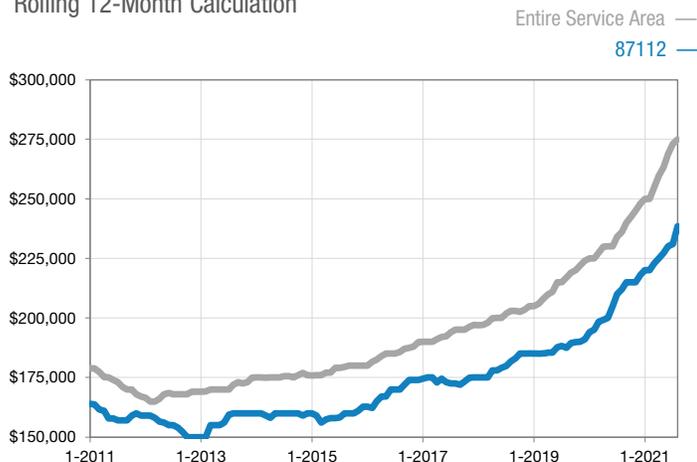
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	11	11	0.0%	80	73	- 8.8%
Pending Sales	9	12	+ 33.3%	75	66	- 12.0%
Closed Sales	9	9	0.0%	69	60	- 13.0%
Days on Market Until Sale	20	12	- 40.0%	22	16	- 27.3%
Median Sales Price*	\$199,000	\$188,000	- 5.5%	\$175,000	\$199,500	+ 14.0%
Average Sales Price*	\$191,544	\$180,556	- 5.7%	\$167,538	\$197,820	+ 18.1%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

* 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.

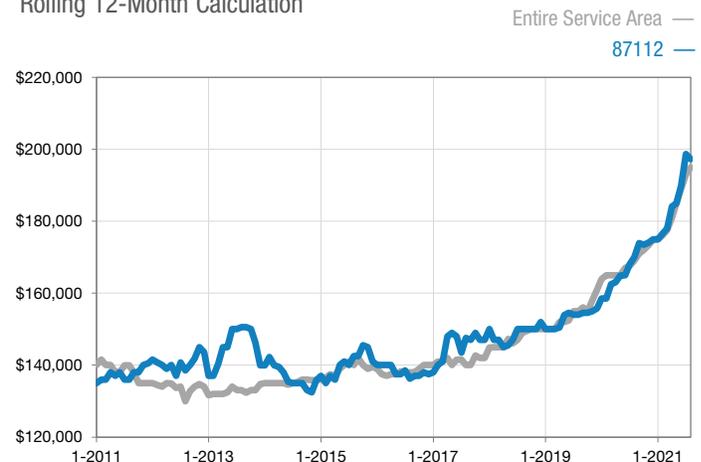
Median Sales Price - Single-Family Detached

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.