

Local Market Update for August 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 8-2020 | Thru 8-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 30 | 32 | + 6.7% | 272 | 247 | - 9.2% |
| Pending Sales | 35 | 30 | - 14.3% | 212 | 215 | + 1.4% |
| Closed Sales | 32 | 27 | - 15.6% | 192 | 203 | + 5.7% |
| Days on Market Until Sale | 36 | 16 | - 55.6% | 40 | 24 | - 40.0% |
| Median Sales Price* | \$317,500 | \$300,000 | - 5.5% | \$305,500 | \$335,000 | + 9.7% |
| Average Sales Price* | \$323,370 | \$332,683 | + 2.9% | \$332,135 | \$371,095 | + 11.7% |
| Percent of List Price Received* | 97.9% | 100.0% | + 2.1% | 97.8% | 100.2% | + 2.5% |
| Inventory of Homes for Sale | 42 | 26 | - 38.1% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.1 | - 38.9% | -- | -- | -- |

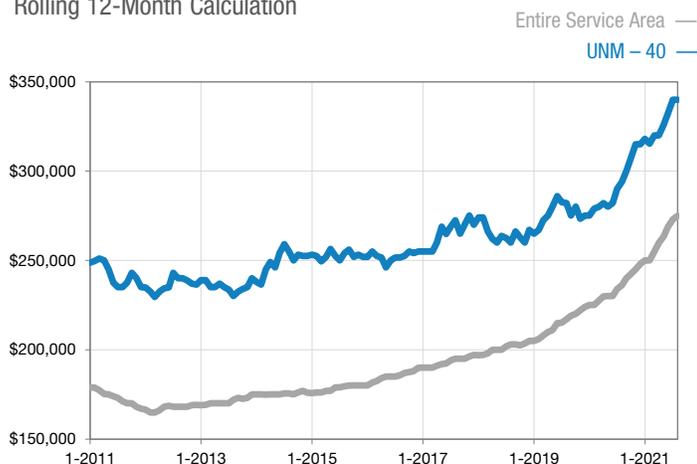
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 8-2020 | Thru 8-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 4 | + 300.0% | 12 | 19 | + 58.3% |
| Pending Sales | 2 | 3 | + 50.0% | 8 | 13 | + 62.5% |
| Closed Sales | 2 | 0 | - 100.0% | 7 | 10 | + 42.9% |
| Days on Market Until Sale | 120 | -- | -- | 52 | 39 | - 25.0% |
| Median Sales Price* | \$250,000 | -- | -- | \$209,300 | \$267,500 | + 27.8% |
| Average Sales Price* | \$250,000 | -- | -- | \$219,614 | \$283,850 | + 29.2% |
| Percent of List Price Received* | 98.3% | -- | -- | 98.5% | 97.9% | - 0.6% |
| Inventory of Homes for Sale | 4 | 4 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 2.0 | - 31.0% | -- | -- | -- |

* 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.

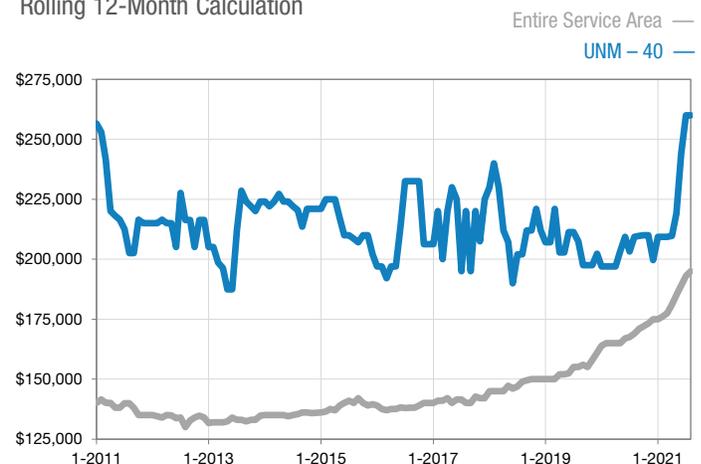
Median Sales Price - Single-Family Detached

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.