

Local Market Update for August 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	40	26	- 35.0%	254	267	+ 5.1%
Pending Sales	27	30	+ 11.1%	220	242	+ 10.0%
Closed Sales	22	24	+ 9.1%	193	216	+ 11.9%
Days on Market Until Sale	18	13	- 27.8%	26	21	- 19.2%
Median Sales Price*	\$216,500	\$313,750	+ 44.9%	\$248,000	\$303,700	+ 22.5%
Average Sales Price*	\$221,523	\$303,735	+ 37.1%	\$240,222	\$300,852	+ 25.2%
Percent of List Price Received*	95.9%	99.3%	+ 3.5%	98.5%	100.8%	+ 2.3%
Inventory of Homes for Sale	37	20	- 45.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

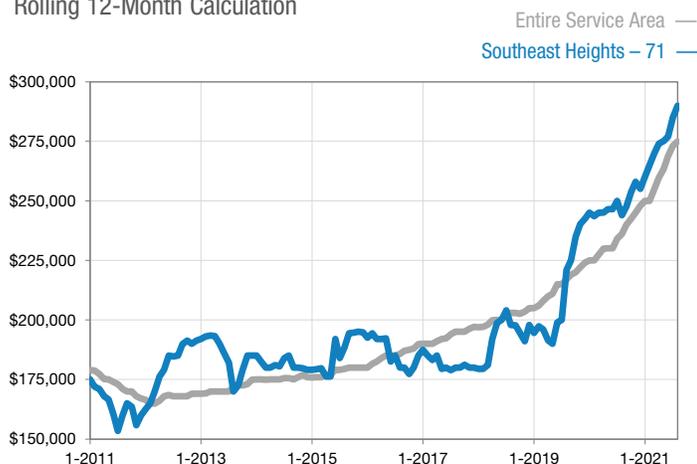
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	4	11	+ 175.0%	73	86	+ 17.8%
Pending Sales	7	6	- 14.3%	74	72	- 2.7%
Closed Sales	14	10	- 28.6%	69	51	- 26.1%
Days on Market Until Sale	38	4	- 89.5%	63	9	- 85.7%
Median Sales Price*	\$232,400	\$242,950	+ 4.5%	\$199,900	\$214,000	+ 7.1%
Average Sales Price*	\$203,231	\$214,210	+ 5.4%	\$192,942	\$205,661	+ 6.6%
Percent of List Price Received*	99.7%	102.8%	+ 3.1%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

* 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.

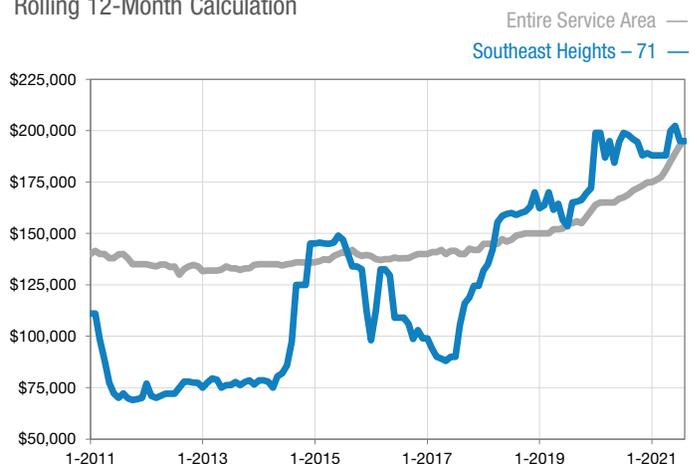
Median Sales Price - Single-Family Detached

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.