

Local Market Update for August 2021

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



87002

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	27	30	+ 11.1%	161	241	+ 49.7%
Pending Sales	27	27	0.0%	160	210	+ 31.3%
Closed Sales	28	32	+ 14.3%	145	166	+ 14.5%
Days on Market Until Sale	68	13	- 80.9%	71	25	- 64.8%
Median Sales Price*	\$155,850	\$202,000	+ 29.6%	\$155,000	\$184,950	+ 19.3%
Average Sales Price*	\$179,896	\$212,578	+ 18.2%	\$168,124	\$202,468	+ 20.4%
Percent of List Price Received*	100.1%	100.3%	+ 0.2%	98.1%	99.3%	+ 1.2%
Inventory of Homes for Sale	47	32	- 31.9%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

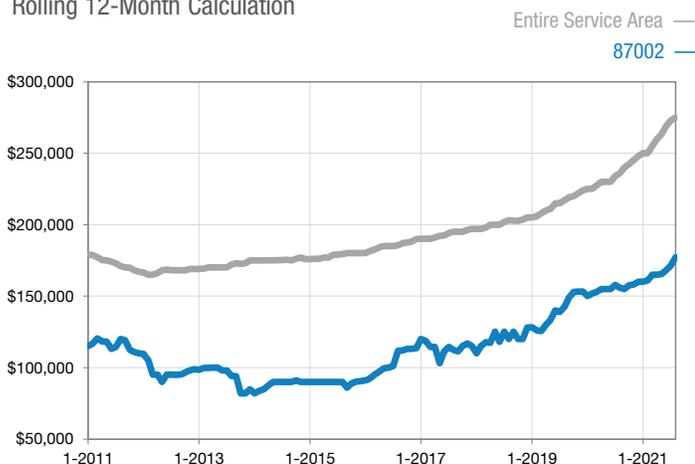
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	17	21	+ 23.5%
Pending Sales	1	2	+ 100.0%	11	17	+ 54.5%
Closed Sales	1	5	+ 400.0%	8	16	+ 100.0%
Days on Market Until Sale	2	9	+ 350.0%	26	24	- 7.7%
Median Sales Price*	\$110,000	\$157,000	+ 42.7%	\$112,500	\$148,750	+ 32.2%
Average Sales Price*	\$110,000	\$149,600	+ 36.0%	\$110,113	\$134,715	+ 22.3%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	92.6%	100.9%	+ 9.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

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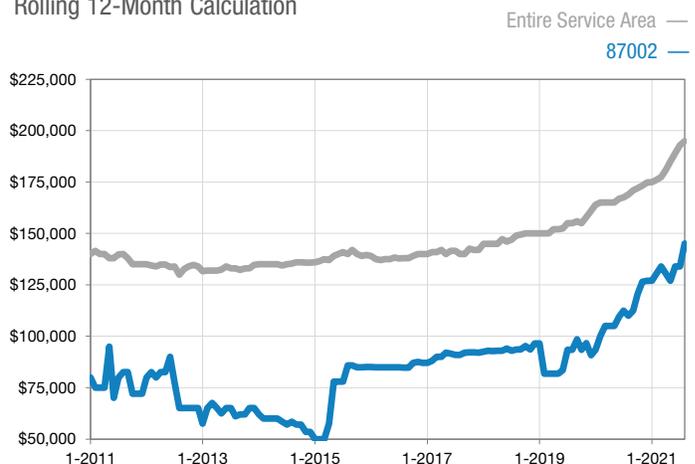
Median Sales Price - Single-Family Detached

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.