

Local Market Update for August 2021

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	5	5	0.0%	41	35	- 14.6%
Pending Sales	6	5	- 16.7%	36	28	- 22.2%
Closed Sales	8	3	- 62.5%	31	22	- 29.0%
Days on Market Until Sale	36	24	- 33.3%	27	14	- 48.1%
Median Sales Price*	\$344,000	\$305,000	- 11.3%	\$283,000	\$320,000	+ 13.1%
Average Sales Price*	\$345,300	\$270,667	- 21.6%	\$285,235	\$309,099	+ 8.4%
Percent of List Price Received*	98.7%	100.3%	+ 1.6%	99.1%	101.1%	+ 2.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

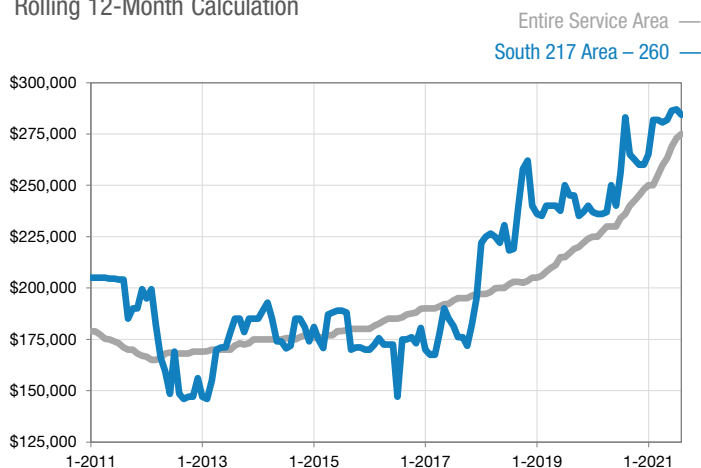
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

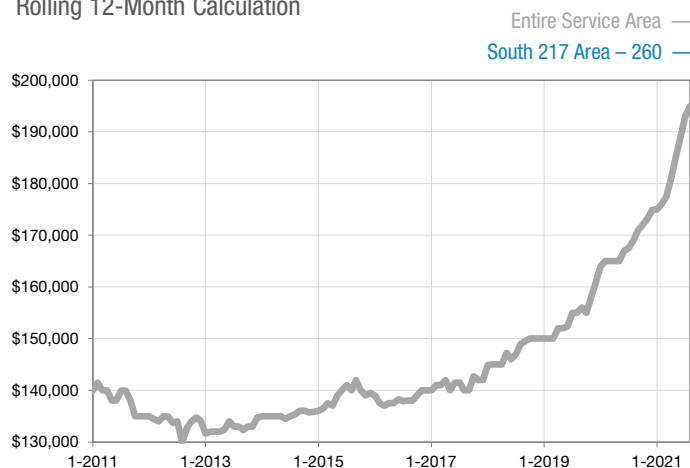
Median Sales Price - Single-Family Detached

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.