

Local Market Update for August 2021

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	20	6	- 70.0%	101	79	- 21.8%
Pending Sales	12	7	- 41.7%	80	80	0.0%
Closed Sales	10	7	- 30.0%	71	81	+ 14.1%
Days on Market Until Sale	57	16	- 71.9%	53	32	- 39.6%
Median Sales Price*	\$305,000	\$353,600	+ 15.9%	\$289,200	\$355,000	+ 22.8%
Average Sales Price*	\$338,505	\$381,943	+ 12.8%	\$299,002	\$387,283	+ 29.5%
Percent of List Price Received*	97.8%	100.9%	+ 3.2%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	29	5	- 82.8%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--

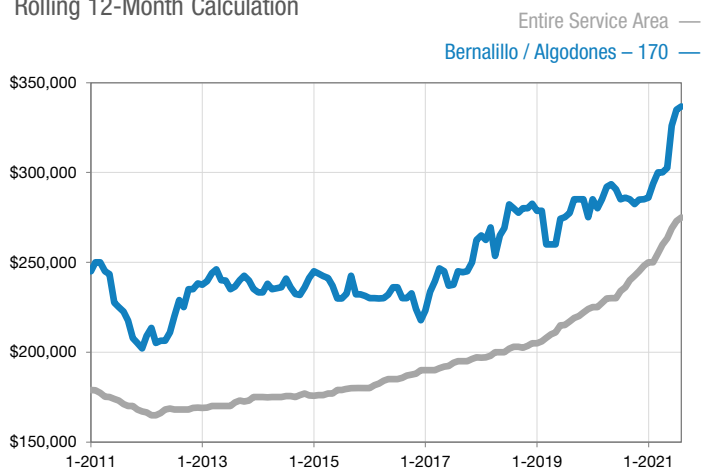
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	2	- 33.3%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	3	2	- 33.3%
Days on Market Until Sale	--	7	--	12	4	- 66.7%
Median Sales Price*	--	\$158,000	--	\$78,500	\$135,000	+ 72.0%
Average Sales Price*	--	\$158,000	--	\$92,467	\$135,000	+ 46.0%
Percent of List Price Received*	--	105.3%	--	102.8%	102.7%	- 0.1%
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.

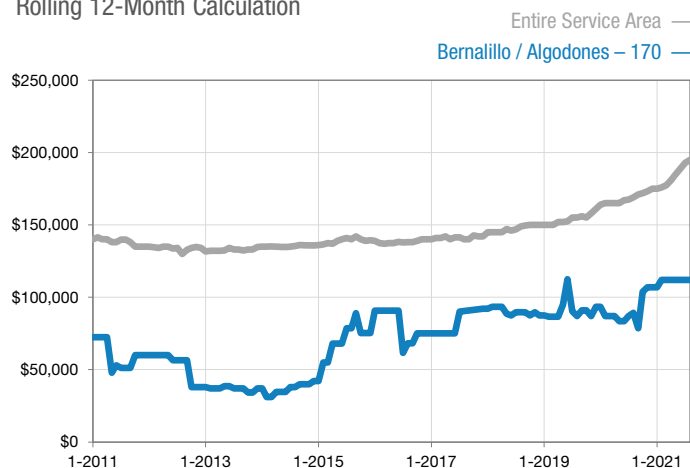
Median Sales Price - Single-Family Detached

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.