

Local Market Update for September 2021

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



87120

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	139	120	- 13.7%	1,185	1,098	- 7.3%
Pending Sales	127	124	- 2.4%	997	998	+ 0.1%
Closed Sales	134	118	- 11.9%	897	950	+ 5.9%
Days on Market Until Sale	19	8	- 57.9%	25	12	- 52.0%
Median Sales Price*	\$249,950	\$300,000	+ 20.0%	\$245,000	\$289,000	+ 18.0%
Average Sales Price*	\$285,169	\$326,797	+ 14.6%	\$273,356	\$319,644	+ 16.9%
Percent of List Price Received*	100.7%	101.5%	+ 0.8%	99.7%	101.4%	+ 1.7%
Inventory of Homes for Sale	141	69	- 51.1%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

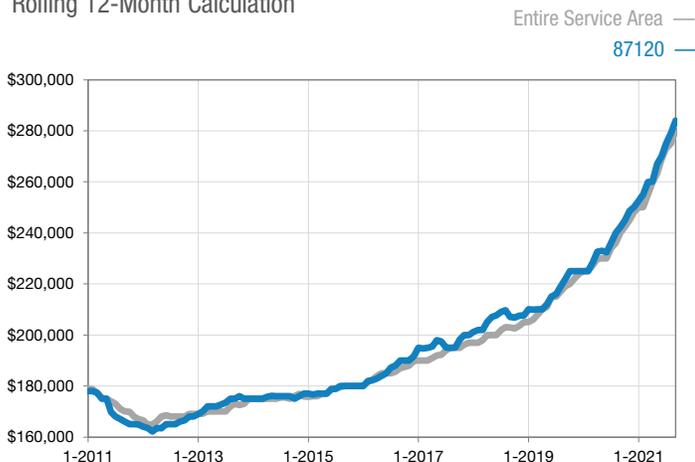
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	20	14	- 30.0%	143	147	+ 2.8%
Pending Sales	19	16	- 15.8%	125	141	+ 12.8%
Closed Sales	17	15	- 11.8%	107	134	+ 25.2%
Days on Market Until Sale	4	10	+ 150.0%	18	11	- 38.9%
Median Sales Price*	\$160,000	\$220,000	+ 37.5%	\$161,000	\$197,450	+ 22.6%
Average Sales Price*	\$186,529	\$244,067	+ 30.8%	\$180,419	\$217,115	+ 20.3%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	99.4%	101.8%	+ 2.4%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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.

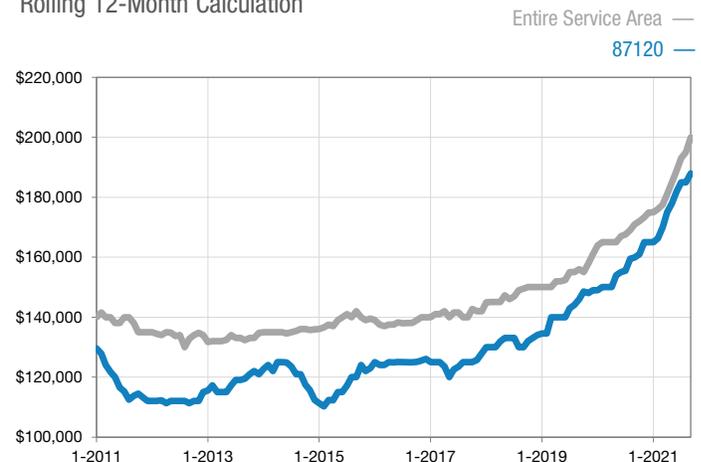
Median Sales Price - Single-Family Detached

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.