

Local Market Update for September 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	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	19	32	+ 68.4%	273	300	+ 9.9%
Pending Sales	17	30	+ 76.5%	237	269	+ 13.5%
Closed Sales	18	34	+ 88.9%	211	250	+ 18.5%
Days on Market Until Sale	41	15	- 63.4%	28	20	- 28.6%
Median Sales Price*	\$262,000	\$318,888	+ 21.7%	\$250,000	\$303,950	+ 21.6%
Average Sales Price*	\$277,241	\$315,287	+ 13.7%	\$243,380	\$302,816	+ 24.4%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	98.6%	100.8%	+ 2.2%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

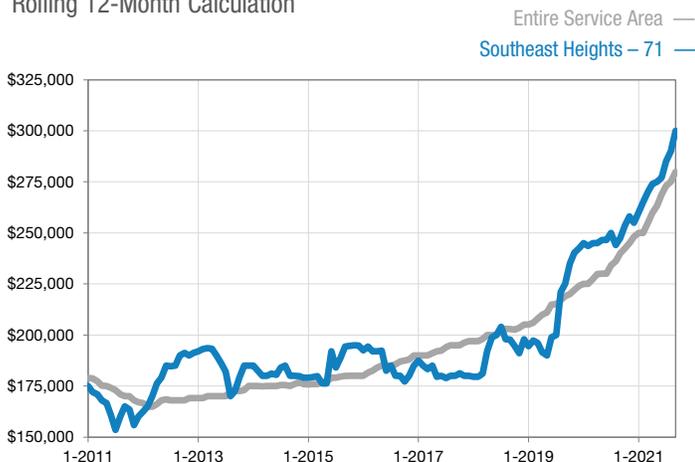
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	5	11	+ 120.0%	78	97	+ 24.4%
Pending Sales	7	9	+ 28.6%	81	81	0.0%
Closed Sales	5	9	+ 80.0%	74	60	- 18.9%
Days on Market Until Sale	48	27	- 43.8%	62	11	- 82.3%
Median Sales Price*	\$137,500	\$259,900	+ 89.0%	\$198,400	\$218,500	+ 10.1%
Average Sales Price*	\$160,660	\$232,267	+ 44.6%	\$190,761	\$209,652	+ 9.9%
Percent of List Price Received*	99.3%	100.3%	+ 1.0%	98.8%	100.7%	+ 1.9%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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.

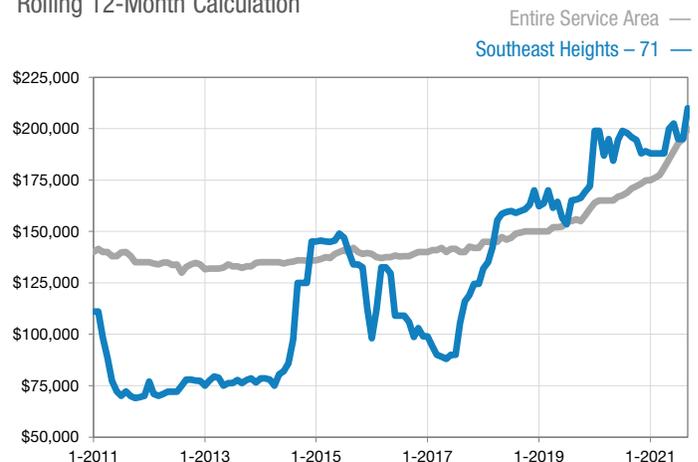
Median Sales Price - Single-Family Detached

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.