

Local Market Update for September 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	21	21	0.0%	214	179	- 16.4%
Pending Sales	19	21	+ 10.5%	192	161	- 16.1%
Closed Sales	16	13	- 18.8%	183	154	- 15.8%
Days on Market Until Sale	11	12	+ 9.1%	28	16	- 42.9%
Median Sales Price*	\$371,750	\$371,750	0.0%	\$337,500	\$362,000	+ 7.3%
Average Sales Price*	\$379,034	\$424,365	+ 12.0%	\$341,823	\$383,432	+ 12.2%
Percent of List Price Received*	100.3%	100.5%	+ 0.2%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

* 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	2	6	+ 200.0%	53	65	+ 22.6%
Pending Sales	3	9	+ 200.0%	53	63	+ 18.9%
Closed Sales	7	7	0.0%	54	56	+ 3.7%
Days on Market Until Sale	46	11	- 76.1%	24	8	- 66.7%
Median Sales Price*	\$260,000	\$228,500	- 12.1%	\$189,000	\$225,000	+ 19.0%
Average Sales Price*	\$281,000	\$239,286	- 14.8%	\$204,977	\$238,244	+ 16.2%
Percent of List Price Received*	98.7%	101.0%	+ 2.3%	99.0%	101.3%	+ 2.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 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.

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.