

Local Market Update for September 2021

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



87123

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	52	55	+ 5.8%	539	549	+ 1.9%
Pending Sales	43	51	+ 18.6%	477	502	+ 5.2%
Closed Sales	60	56	- 6.7%	441	479	+ 8.6%
Days on Market Until Sale	18	14	- 22.2%	25	19	- 24.0%
Median Sales Price*	\$226,075	\$334,888	+ 48.1%	\$251,800	\$301,000	+ 19.5%
Average Sales Price*	\$263,190	\$335,097	+ 27.3%	\$274,660	\$314,243	+ 14.4%
Percent of List Price Received*	100.9%	100.9%	0.0%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	65	35	- 46.2%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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	12	21	+ 75.0%	126	165	+ 31.0%
Pending Sales	12	24	+ 100.0%	130	150	+ 15.4%
Closed Sales	15	14	- 6.7%	120	120	0.0%
Days on Market Until Sale	11	23	+ 109.1%	47	10	- 78.7%
Median Sales Price*	\$195,000	\$265,900	+ 36.4%	\$195,000	\$227,250	+ 16.5%
Average Sales Price*	\$192,380	\$263,421	+ 36.9%	\$198,764	\$230,985	+ 16.2%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.1%	100.5%	+ 1.4%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.8	0.8	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.

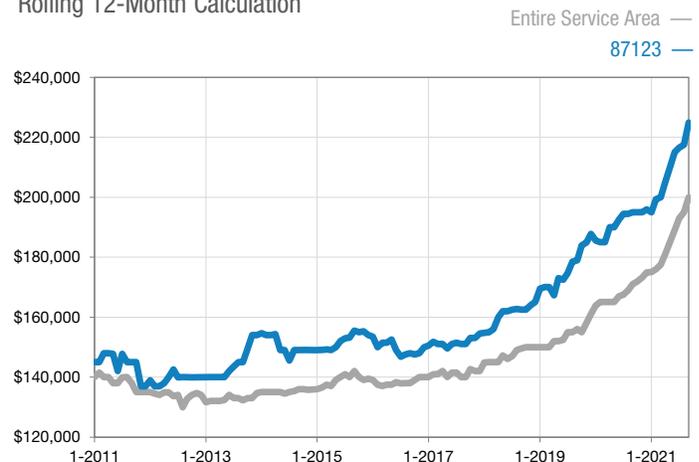
Median Sales Price - Single-Family Detached

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.