

Local Market Update for September 2021

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	59	66	+ 11.9%	531	580	+ 9.2%
Pending Sales	55	66	+ 20.0%	483	519	+ 7.5%
Closed Sales	51	59	+ 15.7%	454	481	+ 5.9%
Days on Market Until Sale	23	15	- 34.8%	28	15	- 46.4%
Median Sales Price*	\$235,000	\$260,000	+ 10.6%	\$213,500	\$260,000	+ 21.8%
Average Sales Price*	\$269,729	\$283,984	+ 5.3%	\$235,489	\$285,282	+ 21.1%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	99.1%	100.7%	+ 1.6%
Inventory of Homes for Sale	49	44	- 10.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

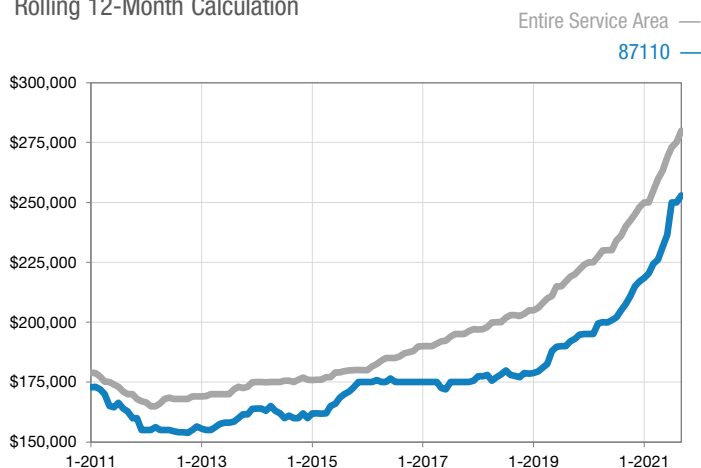
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	6	7	+ 16.7%	43	46	+ 7.0%
Pending Sales	4	5	+ 25.0%	42	39	- 7.1%
Closed Sales	9	2	- 77.8%	40	40	0.0%
Days on Market Until Sale	35	3	- 91.4%	33	11	- 66.7%
Median Sales Price*	\$115,500	\$109,750	- 5.0%	\$100,000	\$123,125	+ 23.1%
Average Sales Price*	\$174,111	\$109,750	- 37.0%	\$127,039	\$130,483	+ 2.7%
Percent of List Price Received*	96.9%	93.2%	- 3.8%	96.2%	99.3%	+ 3.2%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

* 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.

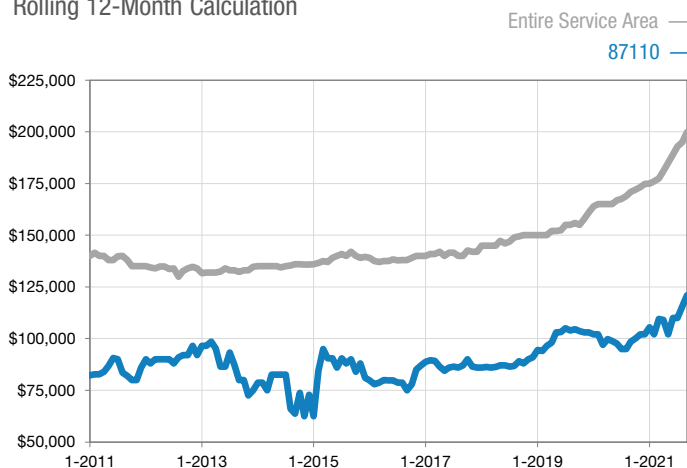
Median Sales Price - Single-Family Detached

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.