

# Local Market Update for September 2021

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
<b>Key Metrics</b>						
New Listings	36	24	- 33.3%	273	219	- 19.8%
Pending Sales	21	23	+ 9.5%	185	200	+ 8.1%
Closed Sales	26	13	- 50.0%	172	196	+ 14.0%
Days on Market Until Sale	22	23	+ 4.5%	29	22	- 24.1%
Median Sales Price*	\$224,250	<b>\$275,000</b>	+ 22.6%	\$248,750	<b>\$255,000</b>	+ 2.5%
Average Sales Price*	\$236,304	<b>\$294,346</b>	+ 24.6%	\$268,326	<b>\$278,078</b>	+ 3.6%
Percent of List Price Received*	99.7%	<b>96.9%</b>	- 2.8%	98.3%	<b>100.3%</b>	+ 2.0%
Inventory of Homes for Sale	45	20	- 55.6%	--	--	--
Months Supply of Inventory	2.4	<b>0.9</b>	- 62.5%	--	--	--

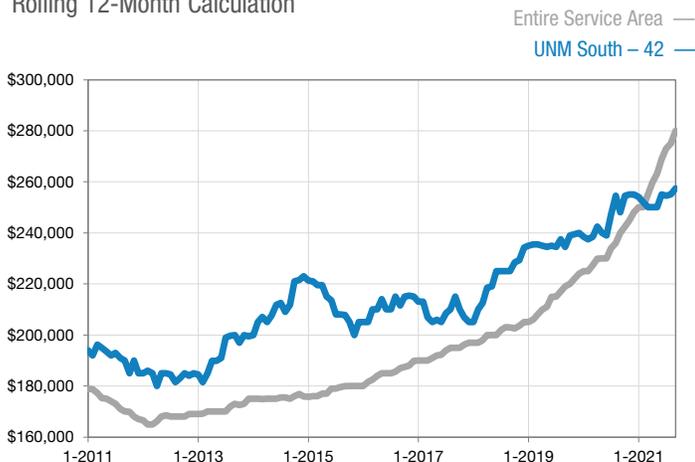
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	44	40	- 9.1%
Pending Sales	3	2	- 33.3%	30	33	+ 10.0%
Closed Sales	0	3	--	30	34	+ 13.3%
Days on Market Until Sale	--	10	--	33	37	+ 12.1%
Median Sales Price*	--	<b>\$262,000</b>	--	\$72,950	<b>\$232,500</b>	+ 218.7%
Average Sales Price*	--	<b>\$237,300</b>	--	\$147,006	<b>\$229,832</b>	+ 56.3%
Percent of List Price Received*	--	<b>99.0%</b>	--	99.1%	<b>97.9%</b>	- 1.2%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.4	<b>2.2</b>	- 8.3%	--	--	--

\* 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.

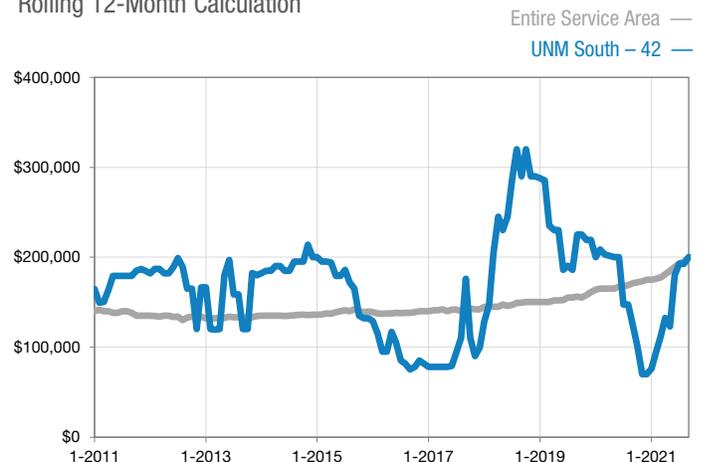
### Median Sales Price - Single-Family Detached

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.