Local Market Update for September 2021

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

gaar

South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached

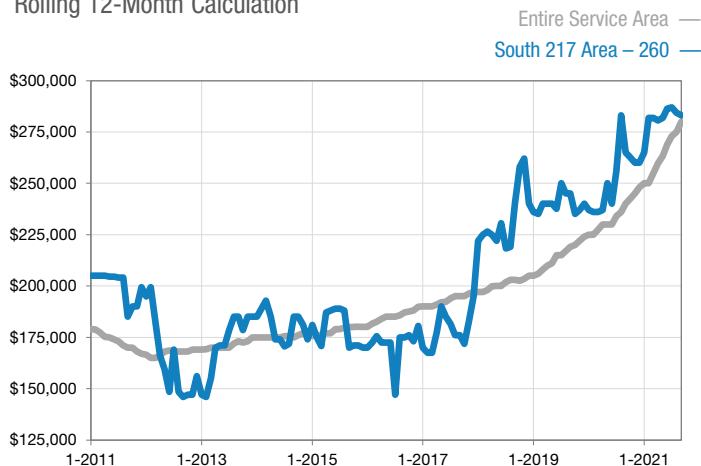| Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	8	6	- 25.0%	49	41	- 16.3%
Pending Sales	6	7	+ 16.7%	42	34	- 19.0%
Closed Sales	6	3	- 50.0%	37	25	- 32.4%
Days on Market Until Sale	65	24	- 63.1%	33	15	- 54.5%
Median Sales Price*	$265,250	$160,000	- 39.7%	$280,500	$305,000	+ 8.7%
Average Sales Price*	$296,417	$174,167	- 41.2%	$287,049	$292,907	+ 2.0%
Percent of List Price Received*	98.3%	102.0%	+ 3.8%	98.9%	101.2%	+ 2.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

* 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

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
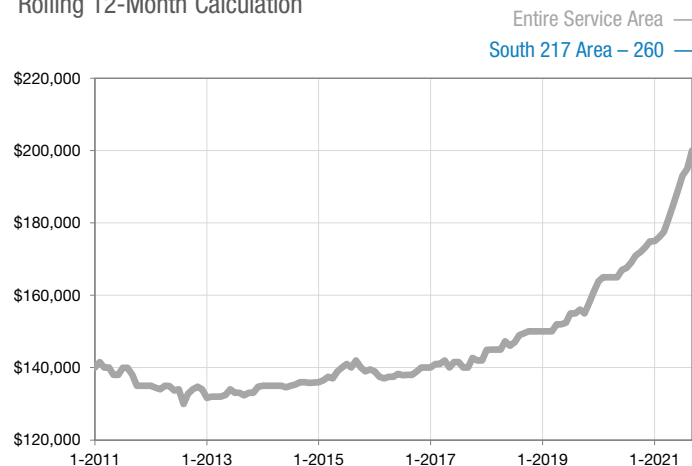
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South 217 Area – 260 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
South 217 Area – 260 —

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.