

Local Market Update for September 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	16	16	0.0%	174	173	- 0.6%
Pending Sales	12	22	+ 83.3%	143	151	+ 5.6%
Closed Sales	23	21	- 8.7%	129	154	+ 19.4%
Days on Market Until Sale	29	6	- 79.3%	36	18	- 50.0%
Median Sales Price*	\$155,000	\$179,000	+ 15.5%	\$158,500	\$182,500	+ 15.1%
Average Sales Price*	\$155,046	\$179,497	+ 15.8%	\$163,583	\$192,699	+ 17.8%
Percent of List Price Received*	102.1%	106.0%	+ 3.8%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	33	13	- 60.6%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

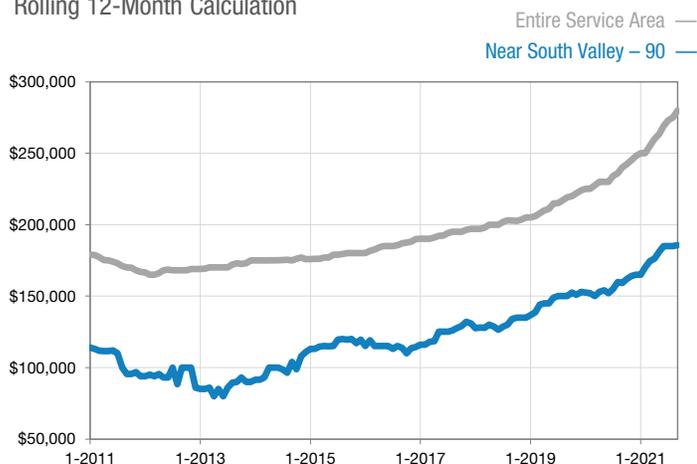
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	1	1	0.0%	10	11	+ 10.0%
Pending Sales	1	1	0.0%	10	7	- 30.0%
Closed Sales	0	0	0.0%	8	5	- 37.5%
Days on Market Until Sale	--	--	--	19	19	0.0%
Median Sales Price*	--	--	--	\$114,500	\$155,000	+ 35.4%
Average Sales Price*	--	--	--	\$112,675	\$146,400	+ 29.9%
Percent of List Price Received*	--	--	--	95.0%	100.0%	+ 5.3%
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.

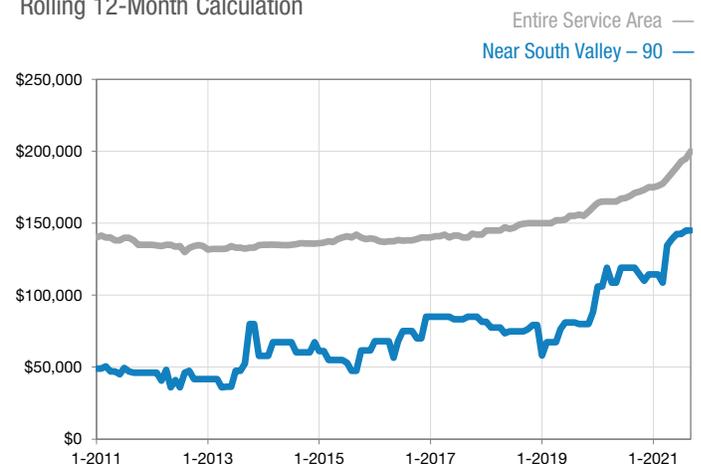
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.