

Local Market Update for September 2021

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



87104

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	21	6	- 71.4%	175	129	- 26.3%
Pending Sales	13	13	0.0%	113	112	- 0.9%
Closed Sales	6	9	+ 50.0%	109	108	- 0.9%
Days on Market Until Sale	39	6	- 84.6%	33	19	- 42.4%
Median Sales Price*	\$267,500	\$280,000	+ 4.7%	\$250,000	\$363,750	+ 45.5%
Average Sales Price*	\$384,667	\$312,833	- 18.7%	\$325,209	\$404,851	+ 24.5%
Percent of List Price Received*	98.4%	102.2%	+ 3.9%	97.8%	100.6%	+ 2.9%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--

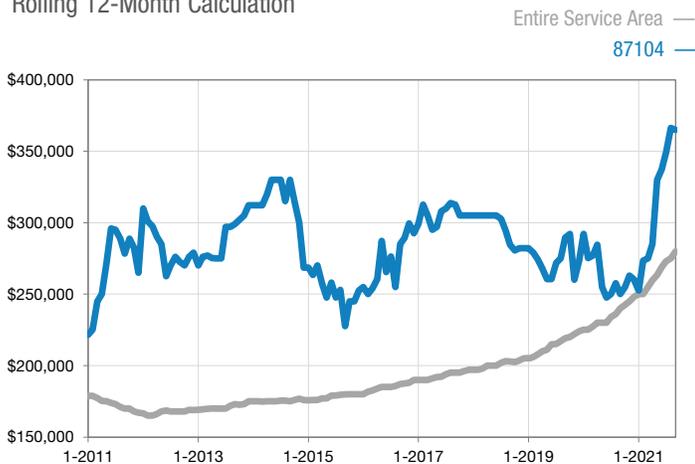
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	54	39	- 27.8%
Pending Sales	3	3	0.0%	34	34	0.0%
Closed Sales	3	6	+ 100.0%	34	31	- 8.8%
Days on Market Until Sale	9	4	- 55.6%	33	12	- 63.6%
Median Sales Price*	\$285,000	\$310,000	+ 8.8%	\$242,500	\$285,000	+ 17.5%
Average Sales Price*	\$281,333	\$305,198	+ 8.5%	\$227,788	\$305,190	+ 34.0%
Percent of List Price Received*	99.4%	102.3%	+ 2.9%	98.1%	100.2%	+ 2.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--

* 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.

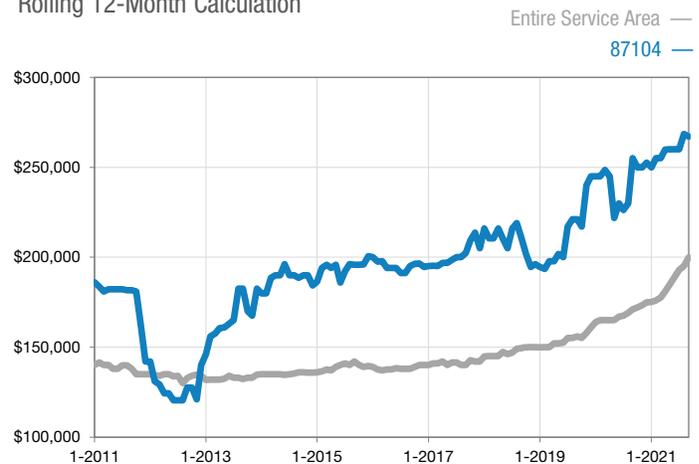
Median Sales Price - Single-Family Detached

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.