

# Local Market Update for September 2021

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

| Single-Family Detached          | September |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2020      | 2021             | Percent Change | Thru 9-2020  | Thru 9-2021      | Percent Change |
| New Listings                    | 10        | 17               | + 70.0%        | 62           | 83               | + 33.9%        |
| Pending Sales                   | 9         | 9                | 0.0%           | 49           | 52               | + 6.1%         |
| Closed Sales                    | 8         | 6                | - 25.0%        | 44           | 44               | 0.0%           |
| Days on Market Until Sale       | 34        | 13               | - 61.8%        | 53           | 29               | - 45.3%        |
| Median Sales Price*             | \$397,000 | <b>\$325,500</b> | - 18.0%        | \$266,800    | <b>\$381,250</b> | + 42.9%        |
| Average Sales Price*            | \$389,690 | <b>\$344,833</b> | - 11.5%        | \$321,677    | <b>\$382,484</b> | + 18.9%        |
| Percent of List Price Received* | 94.8%     | <b>99.9%</b>     | + 5.4%         | 96.1%        | <b>99.5%</b>     | + 3.5%         |
| Inventory of Homes for Sale     | 11        | 20               | + 81.8%        | --           | --               | --             |
| Months Supply of Inventory      | 2.0       | 3.3              | + 65.0%        | --           | --               | --             |

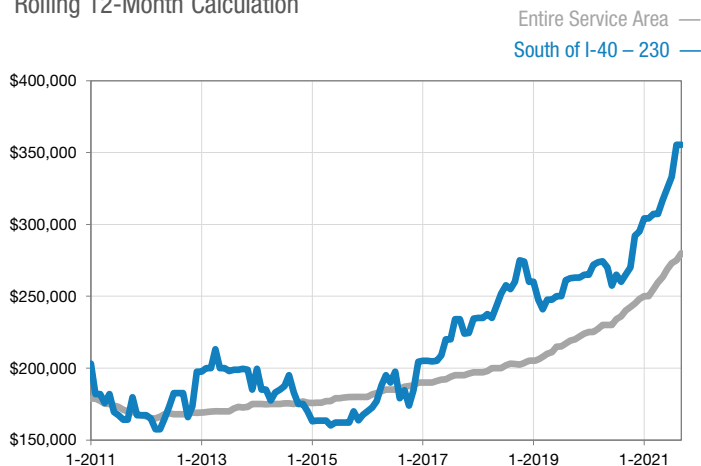
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | September |      |                | Year to Date |             |                |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2020      | 2021 | Percent Change | Thru 9-2020  | Thru 9-2021 | Percent Change |
| New Listings                    | 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.

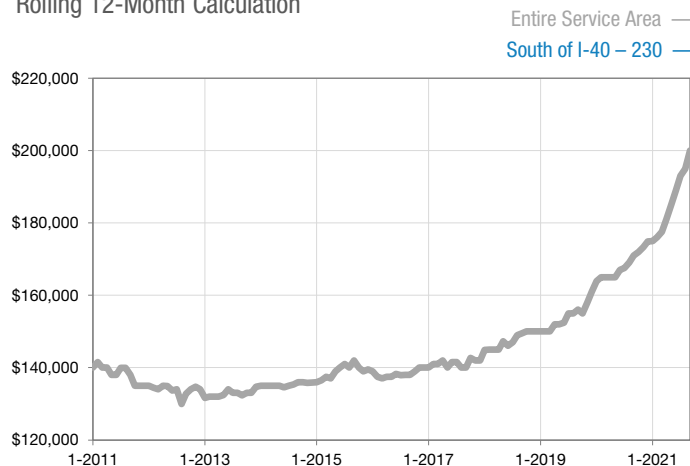
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.