

Local Market Update for September 2021

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



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Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	66	58	- 12.1%	599	544	- 9.2%
Pending Sales	61	58	- 4.9%	564	509	- 9.8%
Closed Sales	68	55	- 19.1%	514	487	- 5.3%
Days on Market Until Sale	13	10	- 23.1%	22	12	- 45.5%
Median Sales Price*	\$218,000	\$267,000	+ 22.5%	\$219,250	\$247,000	+ 12.7%
Average Sales Price*	\$249,214	\$277,012	+ 11.2%	\$236,201	\$268,416	+ 13.6%
Percent of List Price Received*	100.3%	101.0%	+ 0.7%	99.4%	101.0%	+ 1.6%
Inventory of Homes for Sale	44	36	- 18.2%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

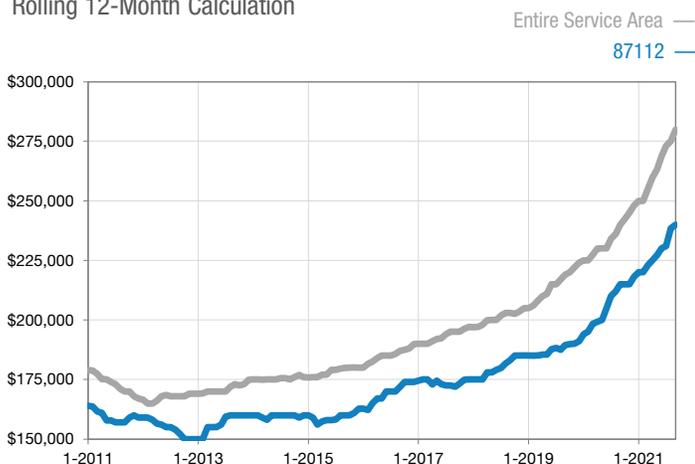
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	11	6	- 45.5%	91	79	- 13.2%
Pending Sales	8	10	+ 25.0%	83	75	- 9.6%
Closed Sales	8	11	+ 37.5%	77	71	- 7.8%
Days on Market Until Sale	70	7	- 90.0%	27	14	- 48.1%
Median Sales Price*	\$211,000	\$225,000	+ 6.6%	\$175,000	\$206,000	+ 17.7%
Average Sales Price*	\$238,375	\$224,318	- 5.9%	\$174,898	\$201,925	+ 15.5%
Percent of List Price Received*	99.0%	100.8%	+ 1.8%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

* 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.

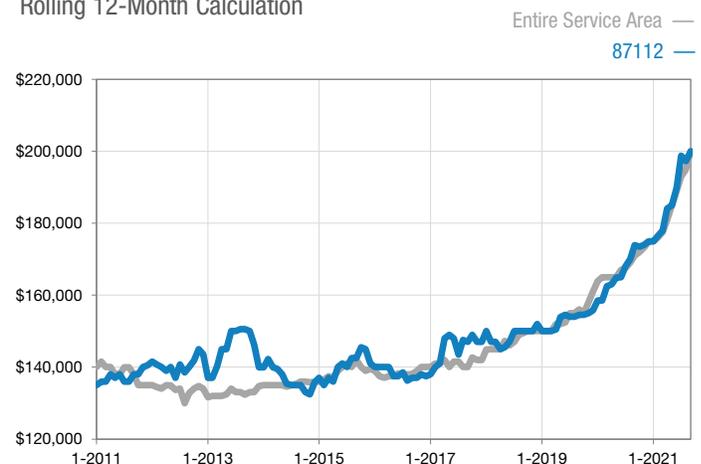
Median Sales Price - Single-Family Detached

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.