

Local Market Update for September 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	36	48	+ 33.3%	352	393	+ 11.6%
Pending Sales	36	46	+ 27.8%	322	350	+ 8.7%
Closed Sales	31	39	+ 25.8%	303	326	+ 7.6%
Days on Market Until Sale	11	13	+ 18.2%	23	12	- 47.8%
Median Sales Price*	\$218,200	\$235,000	+ 7.7%	\$200,000	\$245,000	+ 22.5%
Average Sales Price*	\$236,081	\$248,223	+ 5.1%	\$209,847	\$257,256	+ 22.6%
Percent of List Price Received*	99.0%	100.1%	+ 1.1%	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

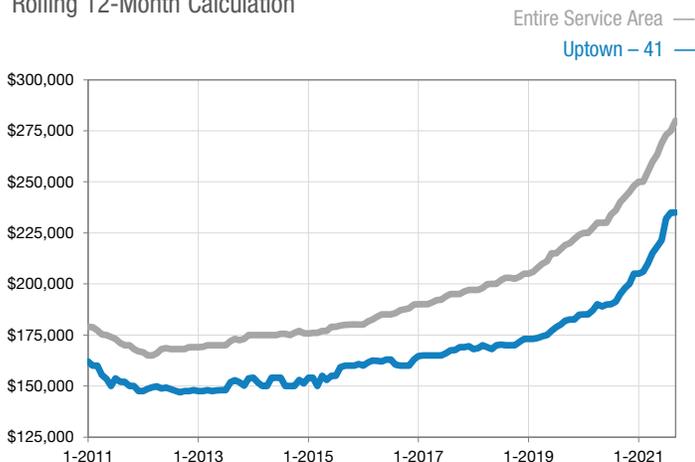
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	52	53	+ 1.9%
Pending Sales	9	7	- 22.2%	53	42	- 20.8%
Closed Sales	11	3	- 72.7%	48	42	- 12.5%
Days on Market Until Sale	33	3	- 90.9%	40	11	- 72.5%
Median Sales Price*	\$110,000	\$106,000	- 3.6%	\$97,288	\$110,500	+ 13.6%
Average Sales Price*	\$159,182	\$108,500	- 31.8%	\$121,650	\$130,388	+ 7.2%
Percent of List Price Received*	97.3%	94.2%	- 3.2%	96.3%	99.0%	+ 2.8%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.4	1.6	+ 300.0%	--	--	--

* 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.

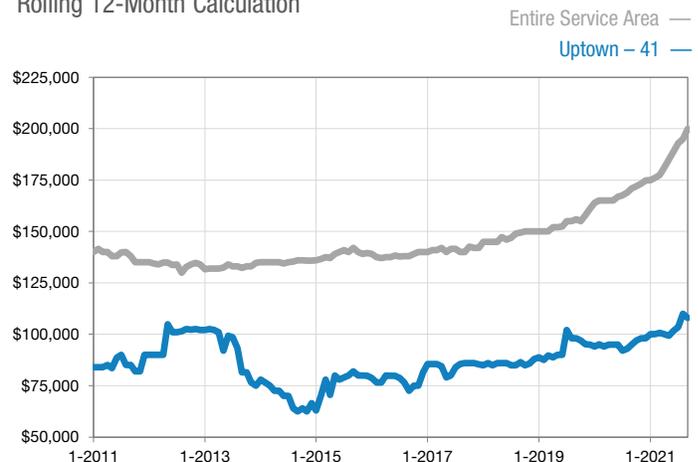
Median Sales Price - Single-Family Detached

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.