

Local Market Update for September 2021

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

| Single-Family Detached | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 9-2020 | Thru 9-2021 | Percent Change |
| New Listings | 24 | 13 | - 45.8% | 213 | 193 | - 9.4% |
| Pending Sales | 19 | 18 | - 5.3% | 154 | 164 | + 6.5% |
| Closed Sales | 16 | 18 | + 12.5% | 134 | 162 | + 20.9% |
| Days on Market Until Sale | 42 | 18 | - 57.1% | 44 | 22 | - 50.0% |
| Median Sales Price* | \$227,500 | \$251,000 | + 10.3% | \$197,750 | \$248,250 | + 25.5% |
| Average Sales Price* | \$274,775 | \$280,605 | + 2.1% | \$234,259 | \$310,887 | + 32.7% |
| Percent of List Price Received* | 97.7% | 101.2% | + 3.6% | 96.8% | 100.7% | + 4.0% |
| Inventory of Homes for Sale | 31 | 19 | - 38.7% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.1 | - 45.0% | -- | -- | -- |

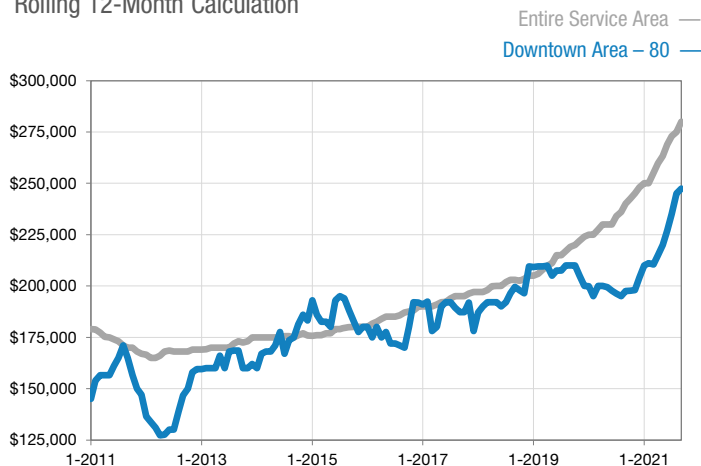
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 9-2020 | Thru 9-2021 | Percent Change |
| New Listings | 11 | 11 | 0.0% | 120 | 98 | - 18.3% |
| Pending Sales | 10 | 10 | 0.0% | 68 | 94 | + 38.2% |
| Closed Sales | 8 | 12 | + 50.0% | 68 | 89 | + 30.9% |
| Days on Market Until Sale | 45 | 34 | - 24.4% | 40 | 38 | - 5.0% |
| Median Sales Price* | \$236,250 | \$252,450 | + 6.9% | \$214,125 | \$266,950 | + 24.7% |
| Average Sales Price* | \$228,556 | \$261,071 | + 14.2% | \$224,601 | \$268,727 | + 19.6% |
| Percent of List Price Received* | 98.2% | 100.3% | + 2.1% | 97.7% | 99.0% | + 1.3% |
| Inventory of Homes for Sale | 38 | 10 | - 73.7% | -- | -- | -- |
| Months Supply of Inventory | 4.9 | 1.0 | - 79.6% | -- | -- | -- |

* 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.

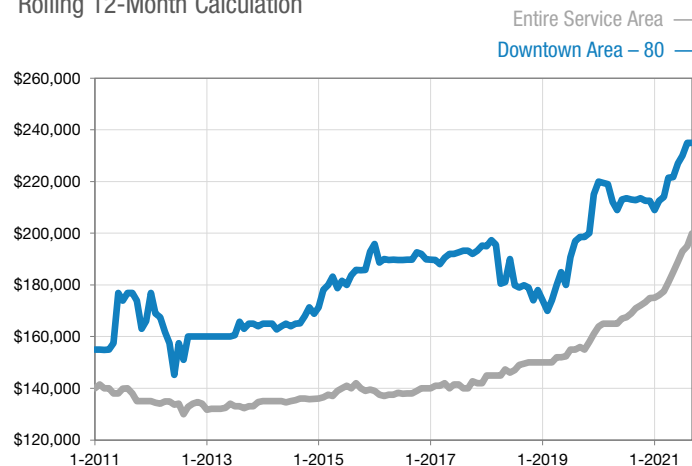
Median Sales Price - Single-Family Detached

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.