

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	93	67	- 28.0%	765	702	- 8.2%
Pending Sales	91	60	- 34.1%	678	655	- 3.4%
Closed Sales	80	75	- 6.3%	633	645	+ 1.9%
Days on Market Until Sale	15	13	- 13.3%	30	14	- 53.3%
Median Sales Price*	\$360,000	\$380,000	+ 5.6%	\$317,000	\$365,000	+ 15.1%
Average Sales Price*	\$407,953	\$436,714	+ 7.1%	\$370,166	\$426,094	+ 15.1%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	98.6%	101.0%	+ 2.4%
Inventory of Homes for Sale	91	45	- 50.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

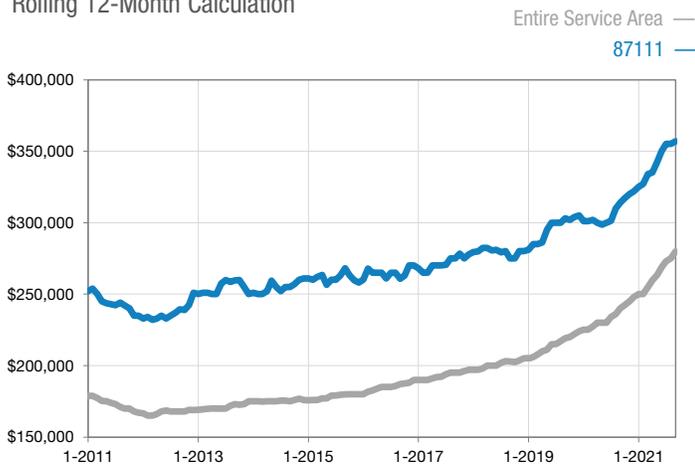
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	20	17	- 15.0%	173	173	0.0%
Pending Sales	20	23	+ 15.0%	147	163	+ 10.9%
Closed Sales	11	17	+ 54.5%	136	161	+ 18.4%
Days on Market Until Sale	10	8	- 20.0%	31	13	- 58.1%
Median Sales Price*	\$212,000	\$230,000	+ 8.5%	\$205,000	\$245,000	+ 19.5%
Average Sales Price*	\$220,127	\$240,029	+ 9.0%	\$216,088	\$253,135	+ 17.1%
Percent of List Price Received*	99.6%	100.9%	+ 1.3%	98.8%	101.3%	+ 2.5%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--

* 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.

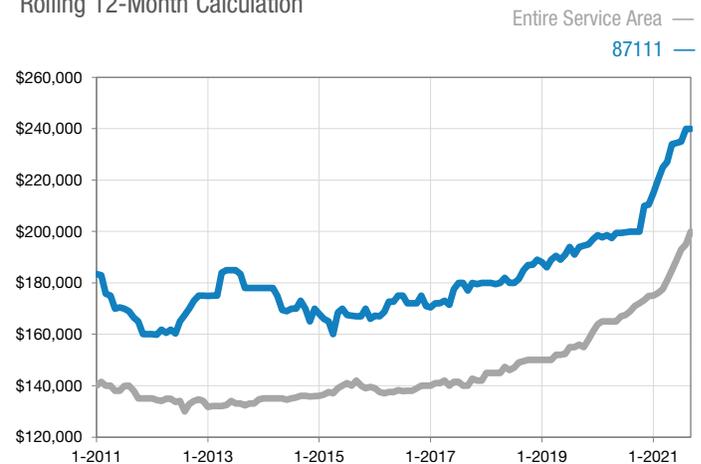
Median Sales Price - Single-Family Detached

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.