

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		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	36	19	- 47.2%	308	241	- 21.8%
Pending Sales	20	28	+ 40.0%	226	234	+ 3.5%
Closed Sales	31	21	- 32.3%	223	231	+ 3.6%
Days on Market Until Sale	26	18	- 30.8%	36	21	- 41.7%
Median Sales Price*	\$300,000	\$356,971	+ 19.0%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$297,897	\$356,717	+ 19.7%	\$300,000	\$325,749	+ 8.6%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	97.9%	100.4%	+ 2.6%
Inventory of Homes for Sale	44	10	- 77.3%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

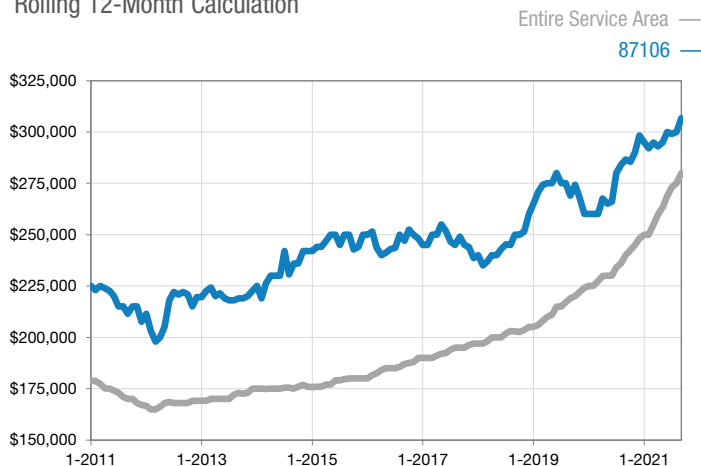
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	4	4	0.0%	39	53	+ 35.9%
Pending Sales	4	4	0.0%	33	39	+ 18.2%
Closed Sales	4	6	+ 50.0%	31	36	+ 16.1%
Days on Market Until Sale	9	6	- 33.3%	36	19	- 47.2%
Median Sales Price*	\$204,250	\$288,500	+ 41.2%	\$169,500	\$262,500	+ 54.9%
Average Sales Price*	\$202,625	\$267,817	+ 32.2%	\$156,258	\$236,692	+ 51.5%
Percent of List Price Received*	99.7%	100.8%	+ 1.1%	99.9%	98.5%	- 1.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

* 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.

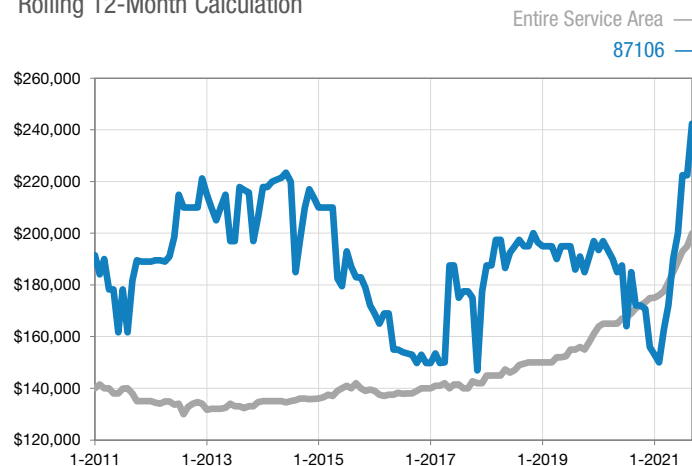
Median Sales Price - Single-Family Detached

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.