

Local Market Update for September 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	24	25	+ 4.2%	221	204	- 7.7%
Pending Sales	15	28	+ 86.7%	197	190	- 3.6%
Closed Sales	17	21	+ 23.5%	182	169	- 7.1%
Days on Market Until Sale	13	13	0.0%	25	13	- 48.0%
Median Sales Price*	\$290,000	\$350,000	+ 20.7%	\$267,000	\$315,000	+ 18.0%
Average Sales Price*	\$279,141	\$347,212	+ 24.4%	\$290,125	\$336,170	+ 15.9%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

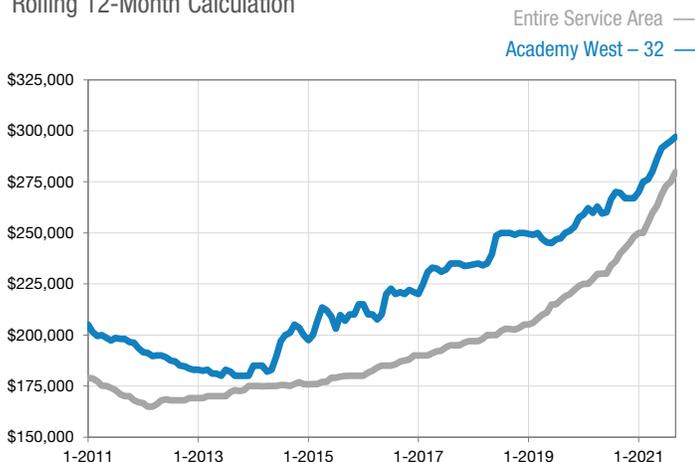
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	21	6	- 71.4%	137	139	+ 1.5%
Pending Sales	22	10	- 54.5%	127	122	- 3.9%
Closed Sales	14	14	0.0%	114	121	+ 6.1%
Days on Market Until Sale	18	7	- 61.1%	20	8	- 60.0%
Median Sales Price*	\$189,250	\$230,000	+ 21.5%	\$174,500	\$200,000	+ 14.6%
Average Sales Price*	\$176,850	\$231,214	+ 30.7%	\$183,351	\$193,890	+ 5.7%
Percent of List Price Received*	100.3%	100.8%	+ 0.5%	98.8%	100.4%	+ 1.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

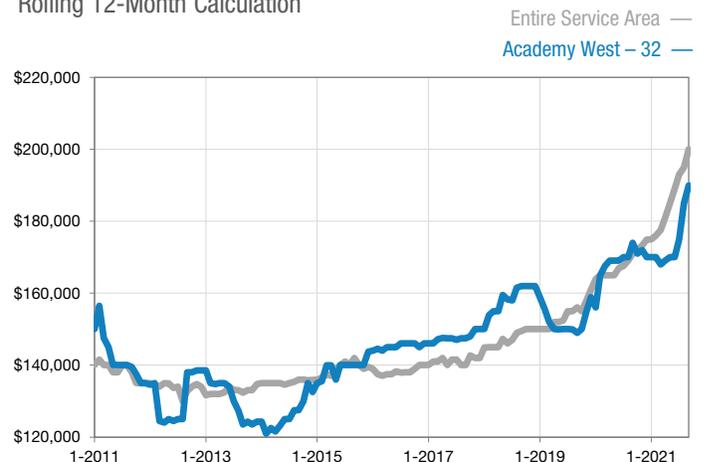
Median Sales Price - Single-Family Detached

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.