Local Market Update for September 2021

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

gaar

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

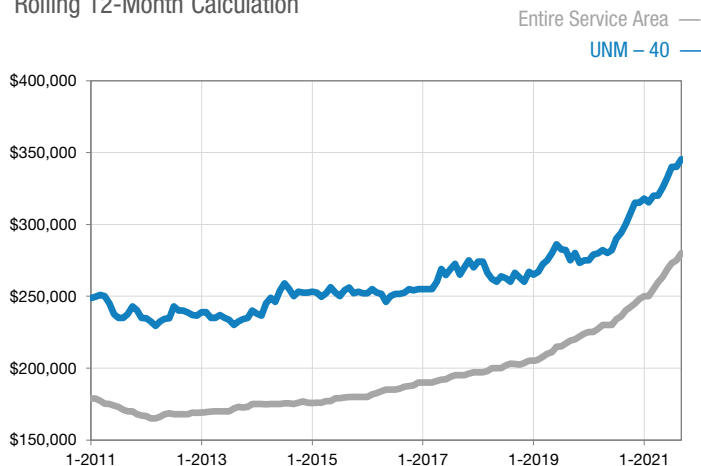| Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	26	25	- 3.8%	298	273	- 8.4%
Pending Sales	16	34	+ 112.5%	228	249	+ 9.2%
Closed Sales	26	31	+ 19.2%	218	235	+ 7.8%
Days on Market Until Sale	35	16	- 54.3%	39	23	- 41.0%
Median Sales Price*	$330,500	$360,000	+ 8.9%	$309,500	$340,000	+ 9.9%
Average Sales Price*	$356,966	$376,016	+ 5.3%	$335,096	$371,378	+ 10.8%
Percent of List Price Received*	97.1%	99.5%	+ 2.5%	97.7%	100.1%	+ 2.5%
Inventory of Homes for Sale	37	15	- 59.5%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--

* 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.

Single-Family Attached

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	3	2	- 33.3%	15	21	+ 40.0%
Pending Sales	1	3	+ 200.0%	9	16	+ 77.8%
Closed Sales	1	3	+ 200.0%	8	13	+ 62.5%
Days on Market Until Sale	17	4	- 76.5%	48	31	- 35.4%
Median Sales Price*	$169,500	$295,000	+ 74.0%	$199,650	$275,000	+ 37.7%
Average Sales Price*	$169,500	$291,667	+ 72.1%	$213,350	$285,654	+ 33.9%
Percent of List Price Received*	100.0%	101.2%	+ 1.2%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--

* 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.
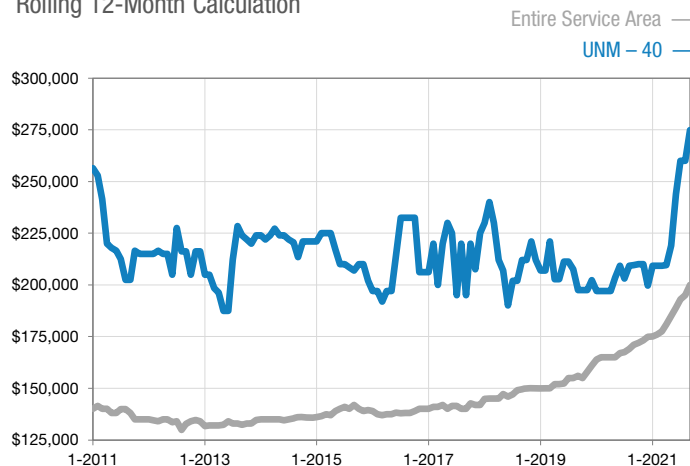
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

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.