

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		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
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%	--	--	--

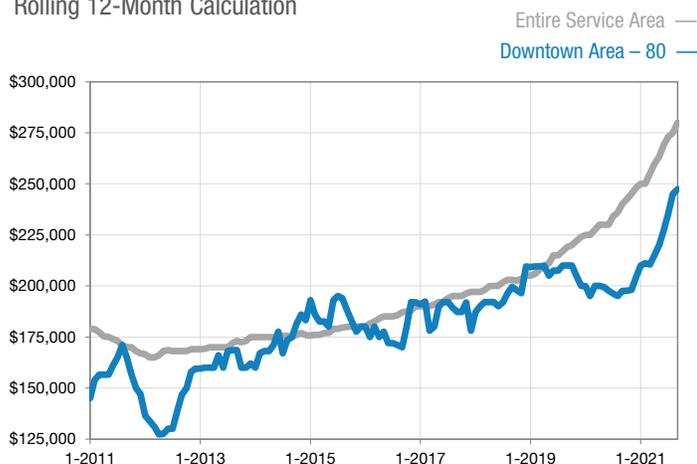
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
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%	--	--	--

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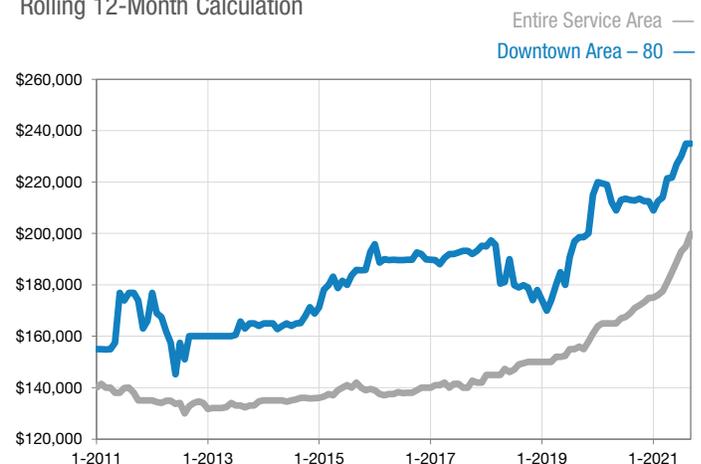
Median Sales Price - Single-Family Detached

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.