

Local Market Update for October 2021

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



87102

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	19	20	+ 5.3%	185	165	- 10.8%
Pending Sales	19	21	+ 10.5%	146	147	+ 0.7%
Closed Sales	16	15	- 6.3%	129	146	+ 13.2%
Days on Market Until Sale	35	18	- 48.6%	43	26	- 39.5%
Median Sales Price*	\$178,500	\$185,000	+ 3.6%	\$164,500	\$185,000	+ 12.5%
Average Sales Price*	\$228,719	\$248,553	+ 8.7%	\$178,674	\$222,622	+ 24.6%
Percent of List Price Received*	98.9%	99.9%	+ 1.0%	97.2%	100.2%	+ 3.1%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

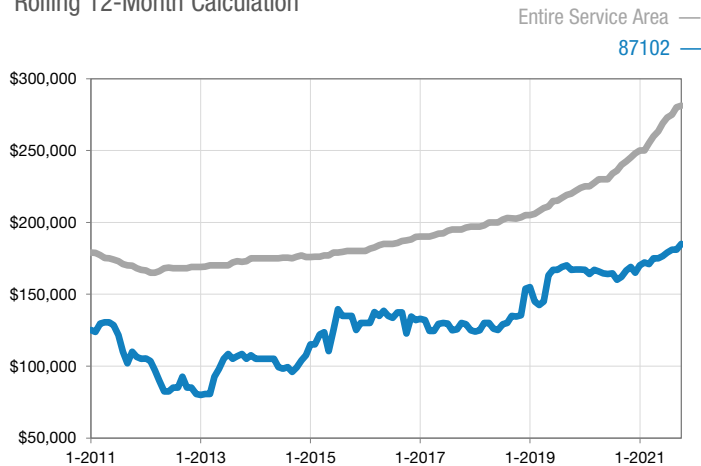
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	18	9	- 50.0%	94	82	- 12.8%
Pending Sales	10	8	- 20.0%	52	78	+ 50.0%
Closed Sales	4	8	+ 100.0%	47	75	+ 59.6%
Days on Market Until Sale	36	53	+ 47.2%	47	46	- 2.1%
Median Sales Price*	\$163,500	\$240,000	+ 46.8%	\$199,000	\$230,000	+ 15.6%
Average Sales Price*	\$170,500	\$232,994	+ 36.7%	\$205,669	\$248,646	+ 20.9%
Percent of List Price Received*	97.8%	96.4%	- 1.4%	97.7%	98.6%	+ 0.9%
Inventory of Homes for Sale	35	8	- 77.1%	--	--	--
Months Supply of Inventory	6.8	1.1	- 83.8%	--	--	--

* 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.

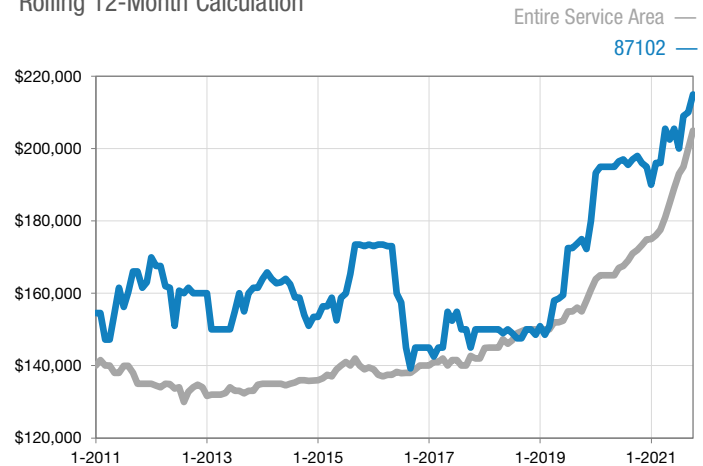
Median Sales Price - Single-Family Detached

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.