

Local Market Update for October 2021

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



87122

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	32	25	- 21.9%	423	410	- 3.1%
Pending Sales	35	39	+ 11.4%	335	348	+ 3.9%
Closed Sales	45	29	- 35.6%	304	336	+ 10.5%
Days on Market Until Sale	42	24	- 42.9%	43	22	- 48.8%
Median Sales Price*	\$529,000	\$651,000	+ 23.1%	\$540,500	\$635,000	+ 17.5%
Average Sales Price*	\$565,156	\$726,983	+ 28.6%	\$582,838	\$690,462	+ 18.5%
Percent of List Price Received*	97.9%	100.7%	+ 2.9%	98.0%	100.0%	+ 2.0%
Inventory of Homes for Sale	61	30	- 50.8%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

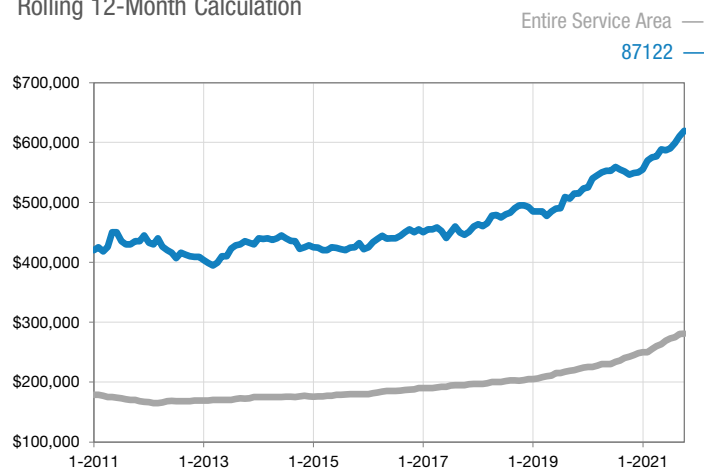
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	0	- 100.0%	9	16	+ 77.8%
Pending Sales	1	0	- 100.0%	7	14	+ 100.0%
Closed Sales	1	3	+ 200.0%	7	18	+ 157.1%
Days on Market Until Sale	0	15	--	21	17	- 19.0%
Median Sales Price*	\$277,000	\$265,000	- 4.3%	\$270,000	\$287,500	+ 6.5%
Average Sales Price*	\$277,000	\$288,333	+ 4.1%	\$290,771	\$307,411	+ 5.7%
Percent of List Price Received*	108.6%	100.7%	- 7.3%	100.1%	99.6%	- 0.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--

* 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.

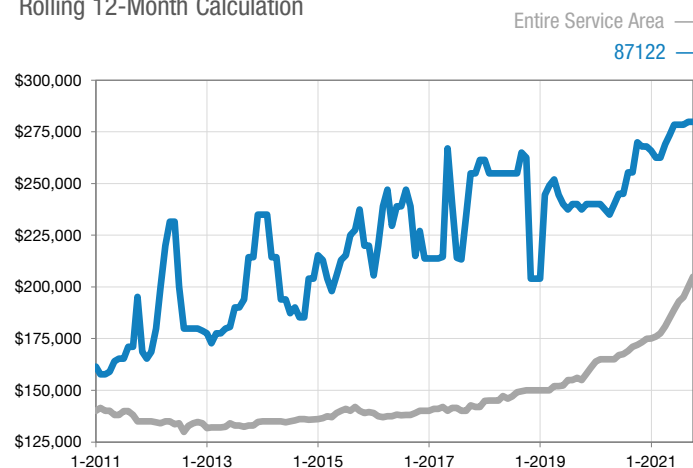
Median Sales Price - Single-Family Detached

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.