

Local Market Update for October 2021

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (CRA 027), East of Manzano Mountains

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	0	1	--	8	6	- 25.0%
Pending Sales	2	1	- 50.0%	5	12	+ 140.0%
Closed Sales	0	1	--	4	12	+ 200.0%
Days on Market Until Sale	--	70	--	59	182	+ 208.5%
Median Sales Price*	--	\$450,000	--	\$145,150	\$312,500	+ 115.3%
Average Sales Price*	--	\$450,000	--	\$158,450	\$384,875	+ 142.9%
Percent of List Price Received*	--	100.0%	--	95.3%	94.8%	- 0.5%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	5.0	0.6	- 88.0%	--	--	--

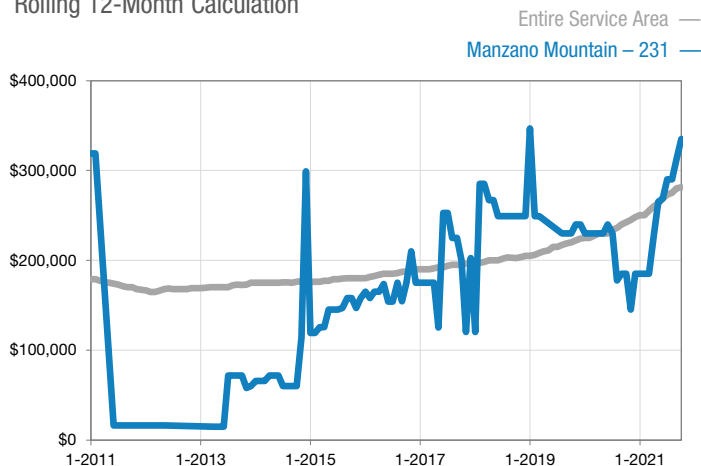
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	8	--	--	8	--	--
Median Sales Price*	\$240,000	--	--	\$240,000	--	--
Average Sales Price*	\$240,000	--	--	\$240,000	--	--
Percent of List Price Received*	94.1%	--	--	94.1%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

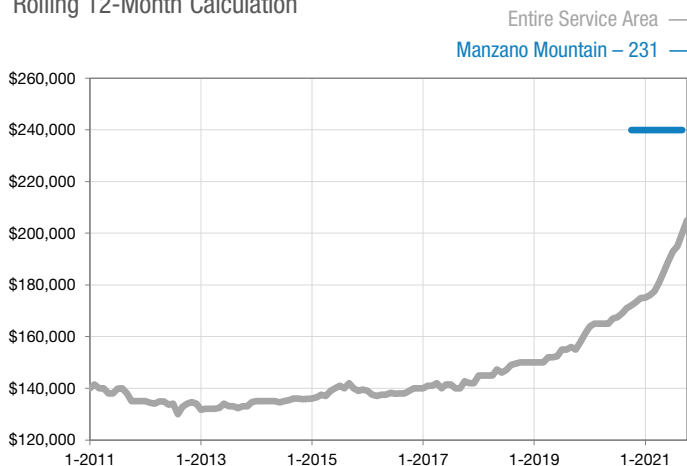
Median Sales Price - Single-Family Detached

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.