

Local Market Update for October 2021

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	8	9	+ 12.5%	70	92	+ 31.4%
Pending Sales	10	12	+ 20.0%	59	62	+ 5.1%
Closed Sales	7	7	0.0%	51	51	0.0%
Days on Market Until Sale	34	14	- 58.8%	50	27	- 46.0%
Median Sales Price*	\$325,000	\$411,000	+ 26.5%	\$273,600	\$382,500	+ 39.8%
Average Sales Price*	\$358,436	\$411,429	+ 14.8%	\$326,722	\$386,457	+ 18.3%
Percent of List Price Received*	100.2%	99.4%	- 0.8%	96.7%	99.5%	+ 2.9%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

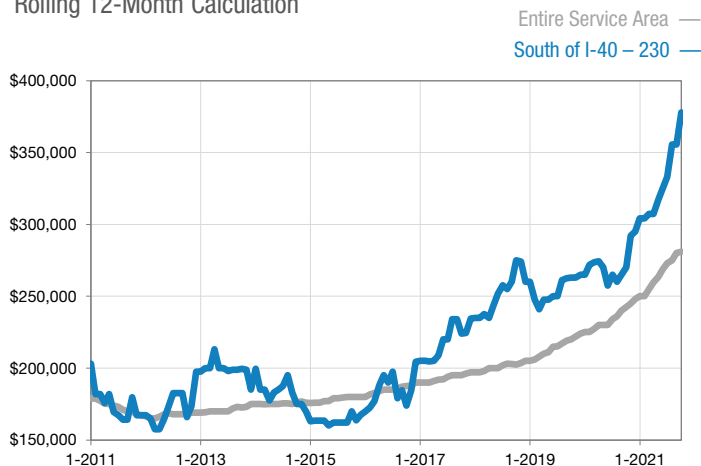
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

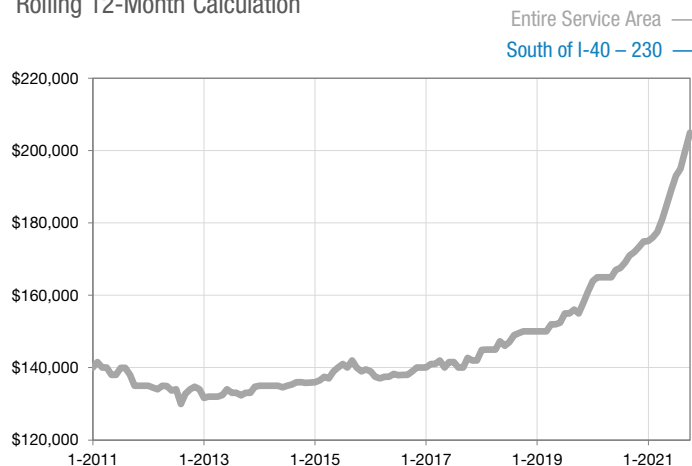
Median Sales Price - Single-Family Detached

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.