

Local Market Update for October 2021

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



87120

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	133	103	- 22.6%	1,318	1,201	- 8.9%
Pending Sales	123	96	- 22.0%	1,120	1,081	- 3.5%
Closed Sales	132	97	- 26.5%	1,029	1,047	+ 1.7%
Days on Market Until Sale	23	9	- 60.9%	25	12	- 52.0%
Median Sales Price*	\$275,000	\$285,000	+ 3.6%	\$249,000	\$289,000	+ 16.1%
Average Sales Price*	\$304,305	\$338,059	+ 11.1%	\$277,326	\$321,350	+ 15.9%
Percent of List Price Received*	100.4%	101.5%	+ 1.1%	99.8%	101.4%	+ 1.6%
Inventory of Homes for Sale	129	74	- 42.6%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

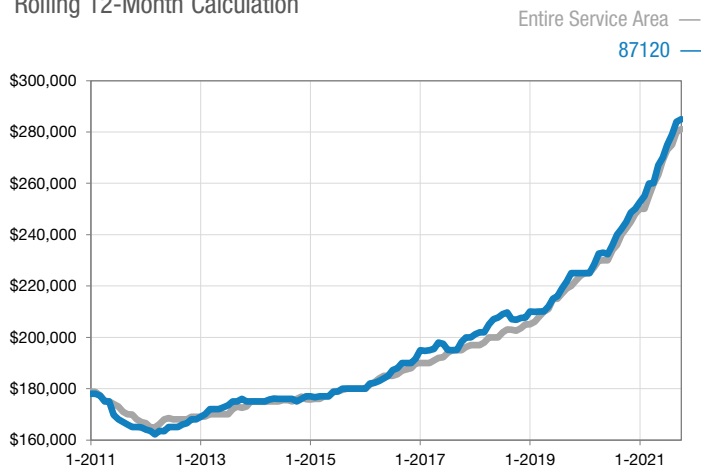
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	16	14	- 12.5%	159	161	+ 1.3%
Pending Sales	21	19	- 9.5%	146	154	+ 5.5%
Closed Sales	20	14	- 30.0%	127	148	+ 16.5%
Days on Market Until Sale	9	10	+ 11.1%	17	11	- 35.3%
Median Sales Price*	\$178,500	\$214,375	+ 20.1%	\$164,000	\$200,000	+ 22.0%
Average Sales Price*	\$192,365	\$226,398	+ 17.7%	\$182,300	\$217,993	+ 19.6%
Percent of List Price Received*	99.6%	101.7%	+ 2.1%	99.4%	101.8%	+ 2.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 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.

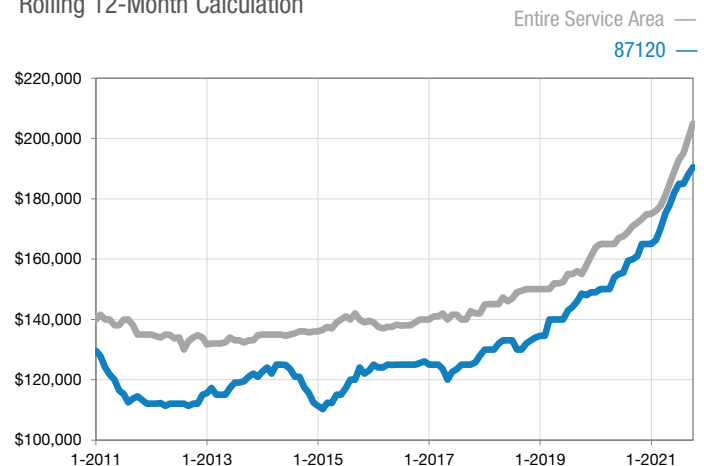
Median Sales Price - Single-Family Detached

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.