

# Local Market Update for October 2021

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	31	27	- 12.9%	304	246	- 19.1%
Pending Sales	23	24	+ 4.3%	208	224	+ 7.7%
Closed Sales	29	22	- 24.1%	201	218	+ 8.5%
Days on Market Until Sale	39	14	- 64.1%	30	21	- 30.0%
Median Sales Price*	\$294,000	<b>\$263,000</b>	- 10.5%	\$255,000	<b>\$257,500</b>	+ 1.0%
Average Sales Price*	\$319,803	<b>\$286,055</b>	- 10.6%	\$275,753	<b>\$278,883</b>	+ 1.1%
Percent of List Price Received*	97.6%	<b>99.4%</b>	+ 1.8%	98.2%	<b>100.2%</b>	+ 2.0%
Inventory of Homes for Sale	45	17	- 62.2%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--

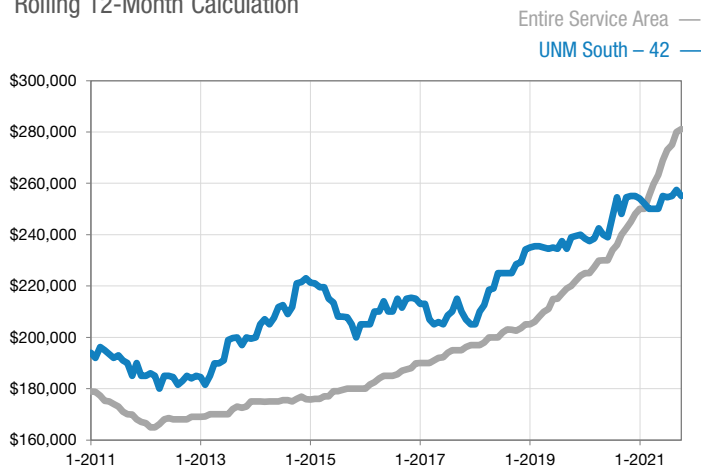
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	2	- 50.0%	48	42	- 12.5%
Pending Sales	1	6	+ 500.0%	31	39	+ 25.8%
Closed Sales	3	4	+ 33.3%	33	38	+ 15.2%
Days on Market Until Sale	59	10	- 83.1%	35	34	- 2.9%
Median Sales Price*	\$65,500	<b>\$182,250</b>	+ 178.2%	\$69,900	<b>\$222,500</b>	+ 218.3%
Average Sales Price*	\$107,500	<b>\$175,500</b>	+ 63.3%	\$143,415	<b>\$224,113</b>	+ 56.3%
Percent of List Price Received*	98.4%	<b>98.3%</b>	- 0.1%	99.1%	<b>97.9%</b>	- 1.2%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

\* 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.

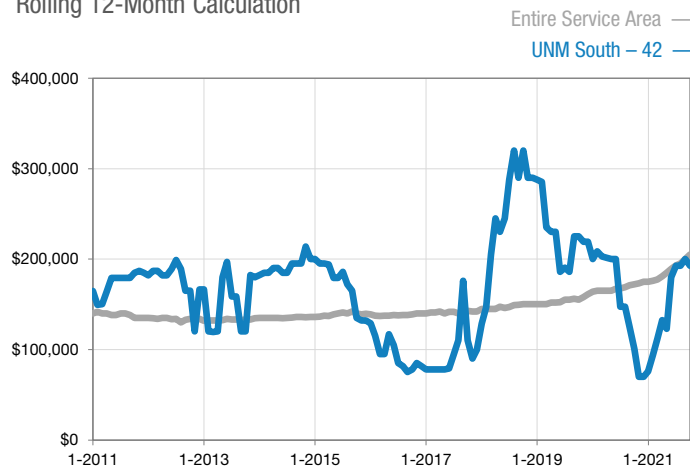
### Median Sales Price - Single-Family Detached

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.