

Local Market Update for October 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	19	20	+ 5.3%	276	261	- 5.4%
Pending Sales	14	20	+ 42.9%	232	224	- 3.4%
Closed Sales	32	27	- 15.6%	217	224	+ 3.2%
Days on Market Until Sale	32	25	- 21.9%	26	19	- 26.9%
Median Sales Price*	\$405,000	\$444,000	+ 9.6%	\$410,000	\$435,889	+ 6.3%
Average Sales Price*	\$429,430	\$501,759	+ 16.8%	\$438,838	\$502,925	+ 14.6%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	99.0%	100.2%	+ 1.2%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

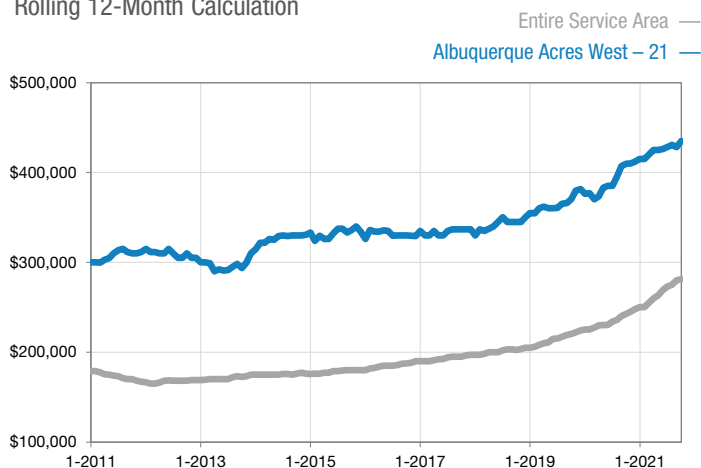
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	0	0	0.0%	9	7	- 22.2%
Pending Sales	0	0	0.0%	9	6	- 33.3%
Closed Sales	2	0	- 100.0%	10	6	- 40.0%
Days on Market Until Sale	2	--	--	3	4	+ 33.3%
Median Sales Price*	\$228,500	--	--	\$217,950	\$347,500	+ 59.4%
Average Sales Price*	\$228,500	--	--	\$231,040	\$317,333	+ 37.3%
Percent of List Price Received*	101.2%	--	--	100.2%	99.8%	- 0.4%
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.

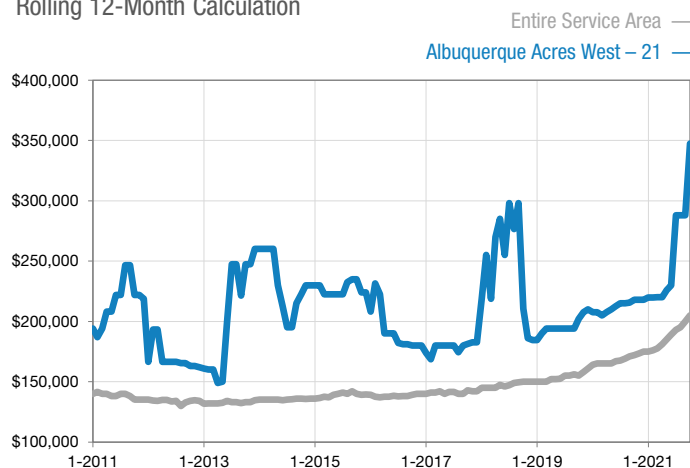
Median Sales Price - Single-Family Detached

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.