

Local Market Update for October 2021

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	48	22	- 54.2%	385	336	- 12.7%
Pending Sales	39	29	- 25.6%	301	292	- 3.0%
Closed Sales	32	32	0.0%	268	283	+ 5.6%
Days on Market Until Sale	29	15	- 48.3%	31	19	- 38.7%
Median Sales Price*	\$248,450	\$245,000	- 1.4%	\$192,000	\$235,000	+ 22.4%
Average Sales Price*	\$270,697	\$258,887	- 4.4%	\$222,514	\$248,708	+ 11.8%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	97.9%	100.5%	+ 2.7%
Inventory of Homes for Sale	54	17	- 68.5%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

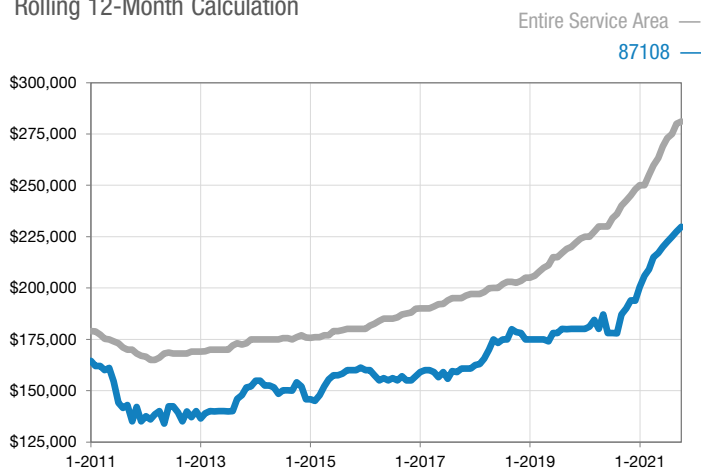
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	0	- 100.0%	52	39	- 25.0%
Pending Sales	1	3	+ 200.0%	31	41	+ 32.3%
Closed Sales	2	5	+ 150.0%	31	41	+ 32.3%
Days on Market Until Sale	8	13	+ 62.5%	26	33	+ 26.9%
Median Sales Price*	\$169,500	\$82,000	- 51.6%	\$123,900	\$142,000	+ 14.6%
Average Sales Price*	\$169,500	\$121,900	- 28.1%	\$150,670	\$192,056	+ 27.5%
Percent of List Price Received*	101.6%	96.4%	- 5.1%	97.3%	98.6%	+ 1.3%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	3.5	0.3	- 91.4%	--	--	--

* 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.

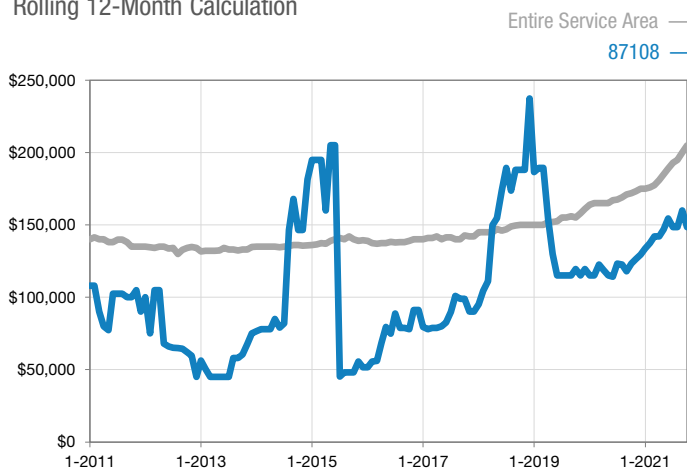
Median Sales Price - Single-Family Detached

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.