

Local Market Update for October 2021

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	15	9	- 40.0%	166	153	- 7.8%
Pending Sales	13	12	- 7.7%	159	139	- 12.6%
Closed Sales	14	11	- 21.4%	147	131	- 10.9%
Days on Market Until Sale	17	19	+ 11.8%	33	15	- 54.5%
Median Sales Price*	\$182,750	\$205,500	+ 12.4%	\$180,000	\$216,000	+ 20.0%
Average Sales Price*	\$206,557	\$199,318	- 3.5%	\$184,941	\$224,753	+ 21.5%
Percent of List Price Received*	99.9%	98.4%	- 1.5%	98.5%	100.5%	+ 2.0%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

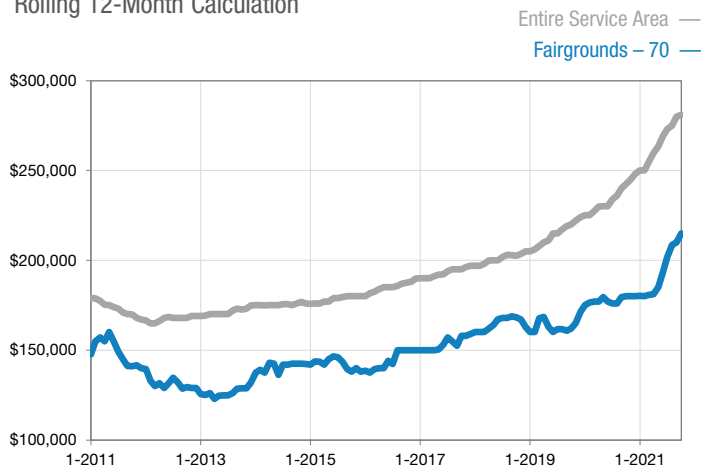
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	1	- 50.0%	7	13	+ 85.7%
Pending Sales	1	0	- 100.0%	7	10	+ 42.9%
Closed Sales	0	3	--	6	9	+ 50.0%
Days on Market Until Sale	--	13	--	40	11	- 72.5%
Median Sales Price*	--	\$110,000	--	\$154,950	\$131,000	- 15.5%
Average Sales Price*	--	\$139,967	--	\$130,317	\$157,489	+ 20.9%
Percent of List Price Received*	--	100.0%	--	96.9%	100.7%	+ 3.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
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.

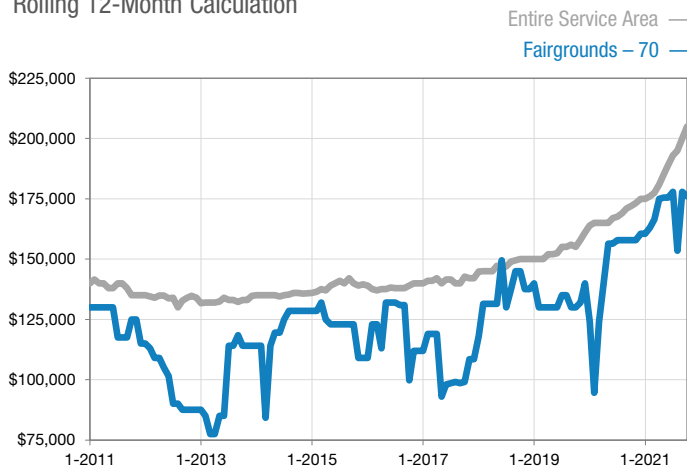
Median Sales Price - Single-Family Detached

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.