

Local Market Update for October 2021

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



87105

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	44	44	0.0%	424	394	- 7.1%
Pending Sales	42	42	0.0%	352	336	- 4.5%
Closed Sales	35	33	- 5.7%	303	329	+ 8.6%
Days on Market Until Sale	23	11	- 52.2%	30	18	- 40.0%
Median Sales Price*	\$203,000	\$185,000	- 8.9%	\$180,000	\$210,000	+ 16.7%
Average Sales Price*	\$236,628	\$186,060	- 21.4%	\$203,063	\$239,066	+ 17.7%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	57	40	- 29.8%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

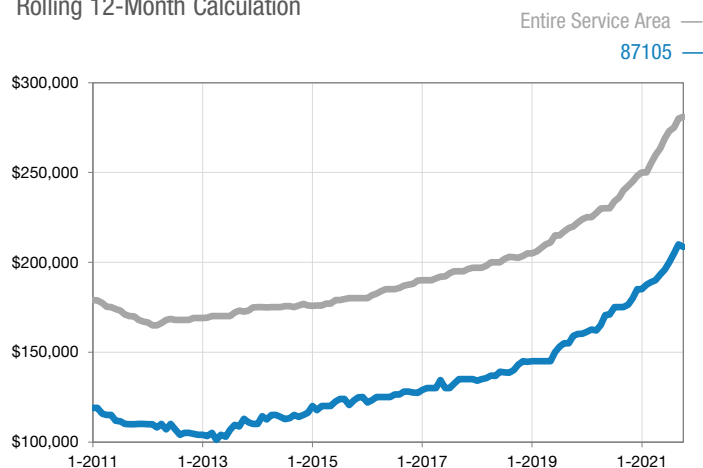
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	2	0.0%	20	16	- 20.0%
Pending Sales	2	3	+ 50.0%	19	13	- 31.6%
Closed Sales	3	1	- 66.7%	17	12	- 29.4%
Days on Market Until Sale	8	4	- 50.0%	16	24	+ 50.0%
Median Sales Price*	\$150,000	\$170,000	+ 13.3%	\$130,000	\$191,000	+ 46.9%
Average Sales Price*	\$146,100	\$170,000	+ 16.4%	\$128,394	\$212,912	+ 65.8%
Percent of List Price Received*	103.0%	100.0%	- 2.9%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

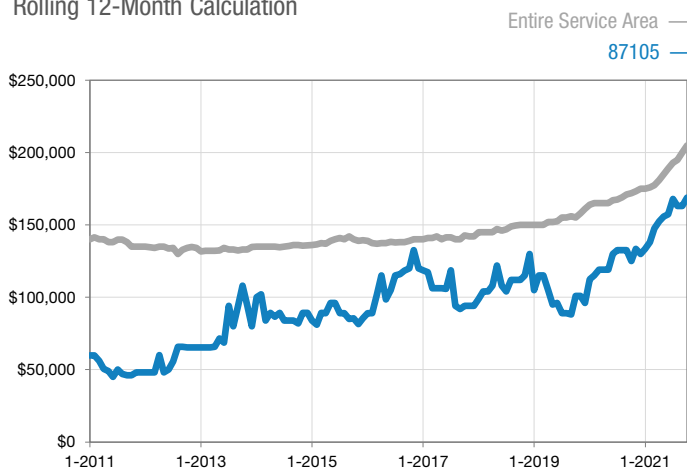
Median Sales Price - Single-Family Detached

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.