

# Local Market Update for October 2021

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	25	13	- 48.0%	246	217	- 11.8%
Pending Sales	27	17	- 37.0%	224	207	- 7.6%
Closed Sales	25	30	+ 20.0%	207	199	- 3.9%
Days on Market Until Sale	8	11	+ 37.5%	23	13	- 43.5%
Median Sales Price*	\$262,000	<b>\$320,000</b>	+ 22.1%	\$265,000	<b>\$320,000</b>	+ 20.8%
Average Sales Price*	\$289,150	<b>\$341,736</b>	+ 18.2%	\$290,008	<b>\$337,009</b>	+ 16.2%
Percent of List Price Received*	100.1%	<b>99.7%</b>	- 0.4%	99.1%	<b>100.7%</b>	+ 1.6%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	0.8	<b>0.2</b>	- 75.0%	--	--	--

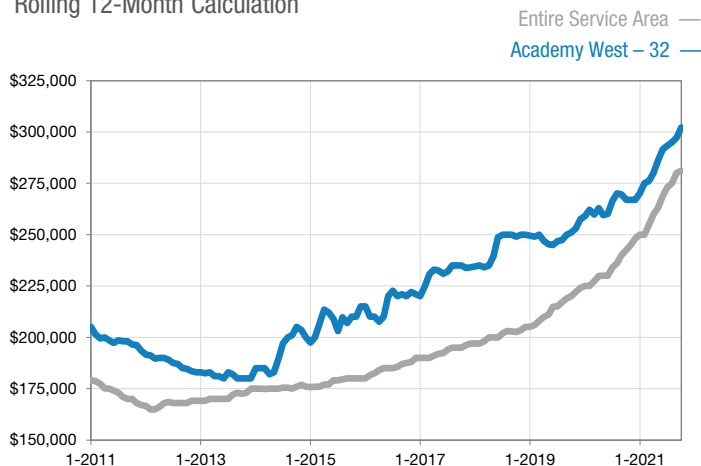
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	15	13	- 13.3%	152	152	0.0%
Pending Sales	14	14	0.0%	141	136	- 3.5%
Closed Sales	15	12	- 20.0%	129	134	+ 3.9%
Days on Market Until Sale	8	15	+ 87.5%	18	9	- 50.0%
Median Sales Price*	\$157,000	<b>\$211,000</b>	+ 34.4%	\$172,000	<b>\$200,000</b>	+ 16.3%
Average Sales Price*	\$159,393	<b>\$208,458</b>	+ 30.8%	\$180,565	<b>\$194,599</b>	+ 7.8%
Percent of List Price Received*	100.4%	<b>98.1%</b>	- 2.3%	99.0%	<b>100.2%</b>	+ 1.2%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.6</b>	+ 50.0%	--	--	--

\* 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.

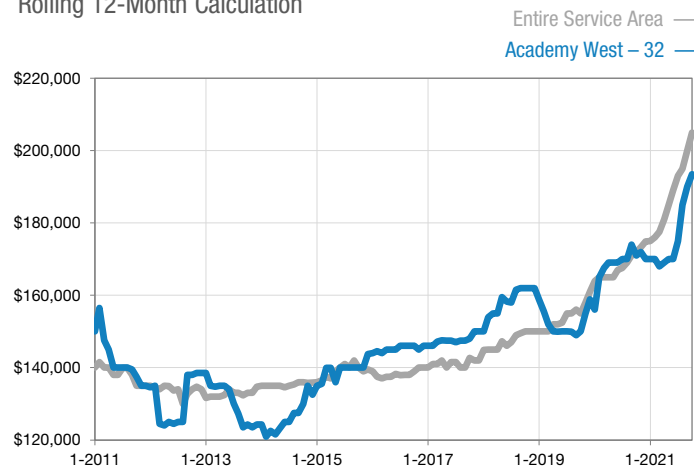
### Median Sales Price - Single-Family Detached

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.