

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	123	122	- 0.8%	1,283	1,297	+ 1.1%
Pending Sales	97	124	+ 27.8%	1,138	1,192	+ 4.7%
Closed Sales	115	106	- 7.8%	1,085	1,164	+ 7.3%
Days on Market Until Sale	12	10	- 16.7%	21	10	- 52.4%
Median Sales Price*	\$268,500	\$300,000	+ 11.7%	\$253,000	\$290,000	+ 14.6%
Average Sales Price*	\$314,753	\$314,016	- 0.2%	\$277,186	\$320,848	+ 15.8%
Percent of List Price Received*	99.7%	100.8%	+ 1.1%	99.6%	101.5%	+ 1.9%
Inventory of Homes for Sale	114	57	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

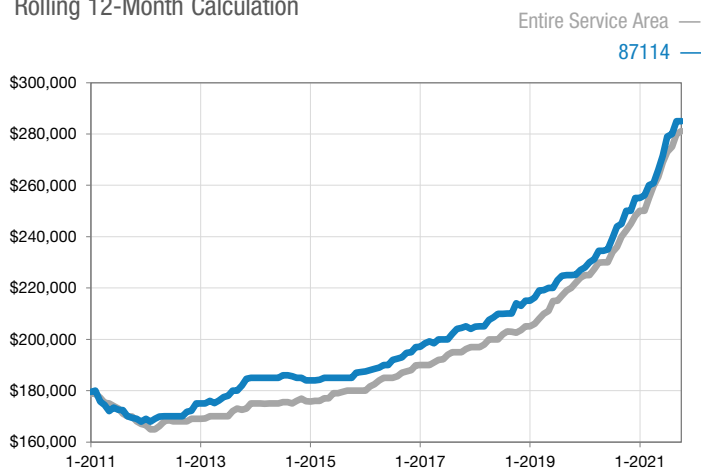
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	4	- 33.3%	43	52	+ 20.9%
Pending Sales	3	4	+ 33.3%	39	49	+ 25.6%
Closed Sales	3	3	0.0%	35	50	+ 42.9%
Days on Market Until Sale	14	5	- 64.3%	11	8	- 27.3%
Median Sales Price*	\$165,000	\$178,000	+ 7.9%	\$137,000	\$181,500	+ 32.5%
Average Sales Price*	\$169,333	\$212,667	+ 25.6%	\$159,931	\$195,038	+ 22.0%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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.

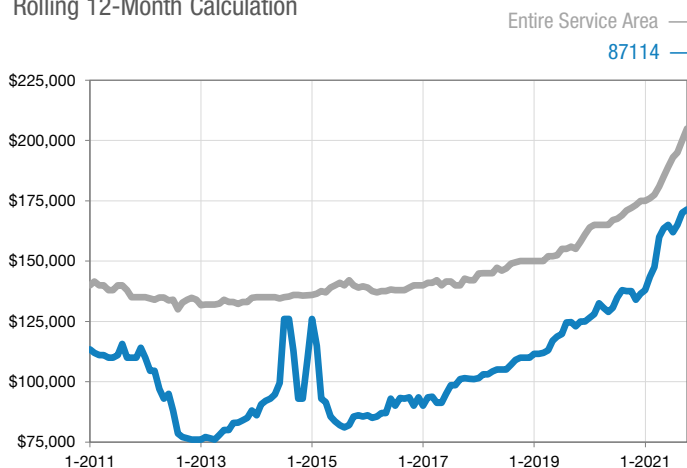
Median Sales Price - Single-Family Detached

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.