

Local Market Update for October 2021

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	7	+ 16.7%	55	113	+ 105.5%
Pending Sales	3	5	+ 66.7%	51	95	+ 86.3%
Closed Sales	7	8	+ 14.3%	47	67	+ 42.6%
Days on Market Until Sale	33	6	- 81.8%	87	25	- 71.3%
Median Sales Price*	\$340,000	\$244,400	- 28.1%	\$204,900	\$242,900	+ 18.5%
Average Sales Price*	\$311,204	\$265,804	- 14.6%	\$230,424	\$269,474	+ 16.9%
Percent of List Price Received*	100.8%	98.8%	- 2.0%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

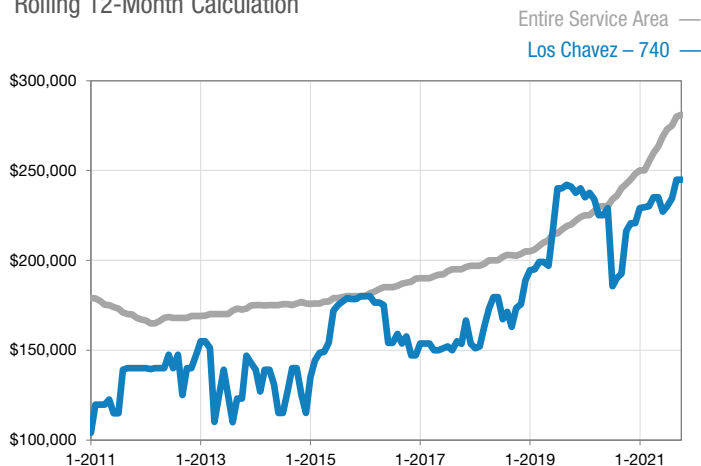
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

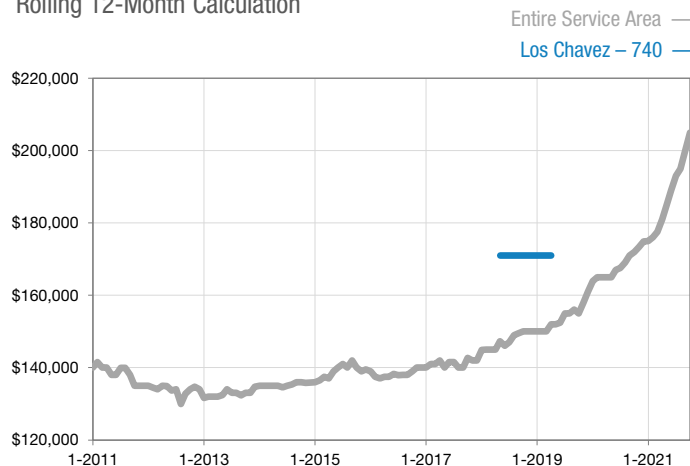
Median Sales Price - Single-Family Detached

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.