

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	50	57	+ 14.0%	581	638	+ 9.8%
Pending Sales	41	73	+ 78.0%	524	580	+ 10.7%
Closed Sales	56	61	+ 8.9%	510	542	+ 6.3%
Days on Market Until Sale	21	13	- 38.1%	27	15	- 44.4%
Median Sales Price*	\$232,000	\$260,000	+ 12.1%	\$215,000	\$260,000	+ 20.9%
Average Sales Price*	\$273,407	\$282,998	+ 3.5%	\$239,653	\$285,025	+ 18.9%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	52	33	- 36.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

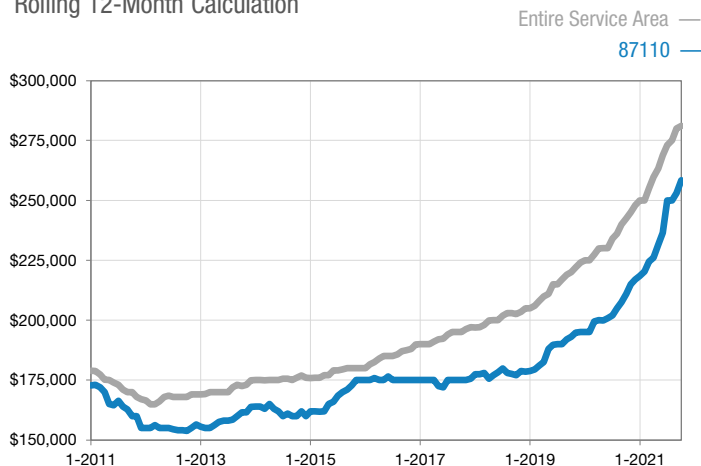
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	7	+ 250.0%	45	53	+ 17.8%
Pending Sales	1	8	+ 700.0%	43	46	+ 7.0%
Closed Sales	4	3	- 25.0%	44	43	- 2.3%
Days on Market Until Sale	3	9	+ 200.0%	30	10	- 66.7%
Median Sales Price*	\$106,000	\$95,000	- 10.4%	\$100,750	\$121,250	+ 20.3%
Average Sales Price*	\$97,500	\$138,967	+ 42.5%	\$124,354	\$131,074	+ 5.4%
Percent of List Price Received*	93.0%	97.3%	+ 4.6%	95.9%	99.1%	+ 3.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

* 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.

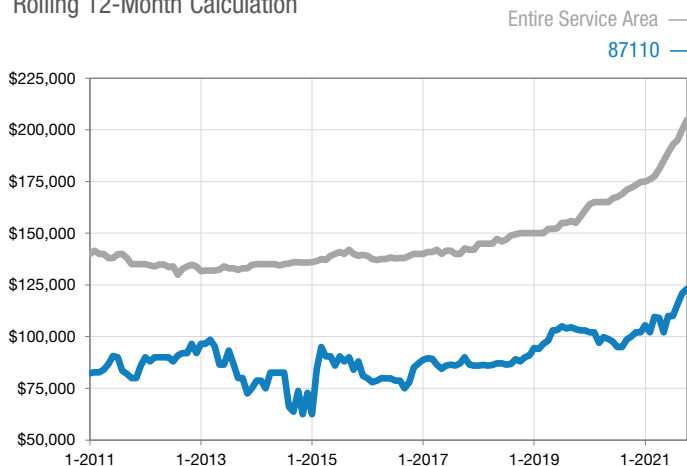
Median Sales Price - Single-Family Detached

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.