

Local Market Update for October 2021

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	25	19	- 24.0%	238	212	- 10.9%
Pending Sales	24	19	- 20.8%	178	181	+ 1.7%
Closed Sales	20	21	+ 5.0%	154	184	+ 19.5%
Days on Market Until Sale	39	18	- 53.8%	43	21	- 51.2%
Median Sales Price*	\$225,000	\$350,000	+ 55.6%	\$198,000	\$249,250	+ 25.9%
Average Sales Price*	\$270,475	\$329,633	+ 21.9%	\$238,962	\$312,652	+ 30.8%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	97.0%	100.4%	+ 3.5%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

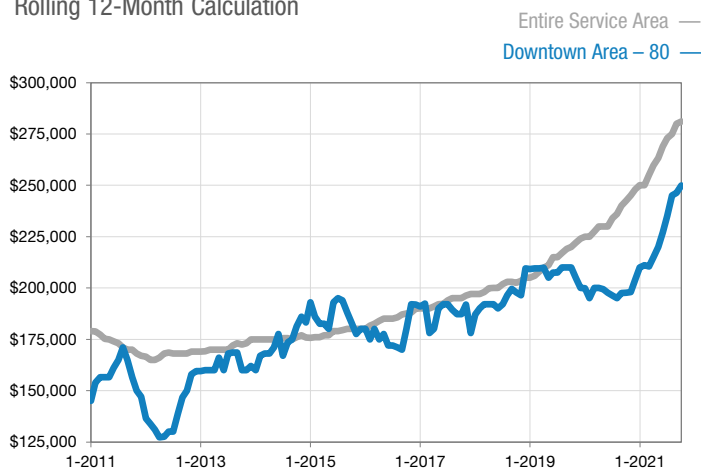
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	23	11	- 52.2%	143	109	- 23.8%
Pending Sales	17	10	- 41.2%	85	104	+ 22.4%
Closed Sales	8	8	0.0%	76	97	+ 27.6%
Days on Market Until Sale	40	53	+ 32.5%	40	39	- 2.5%
Median Sales Price*	\$208,750	\$240,000	+ 15.0%	\$214,125	\$266,950	+ 24.7%
Average Sales Price*	\$207,425	\$232,994	+ 12.3%	\$222,793	\$265,780	+ 19.3%
Percent of List Price Received*	97.7%	96.4%	- 1.3%	97.7%	98.8%	+ 1.1%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	4.6	1.0	- 78.3%	--	--	--

* 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.

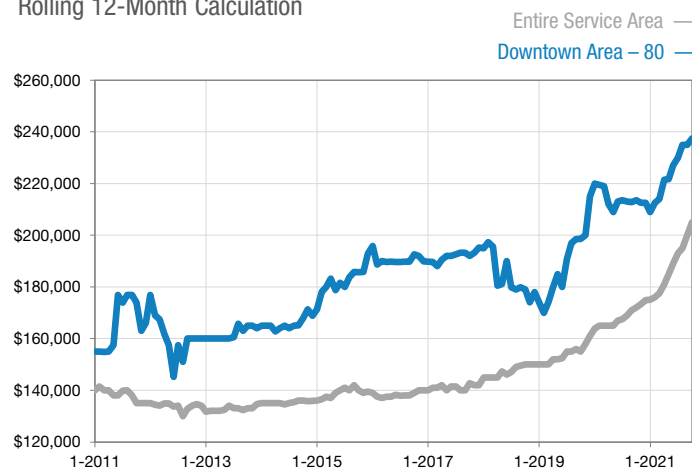
Median Sales Price - Single-Family Detached

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.