

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	58	56	- 3.4%	597	606	+ 1.5%
Pending Sales	48	59	+ 22.9%	525	555	+ 5.7%
Closed Sales	51	52	+ 2.0%	492	531	+ 7.9%
Days on Market Until Sale	20	12	- 40.0%	25	18	- 28.0%
Median Sales Price*	\$289,900	\$302,500	+ 4.3%	\$255,000	\$301,000	+ 18.0%
Average Sales Price*	\$305,001	\$316,979	+ 3.9%	\$277,805	\$314,562	+ 13.2%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	70	33	- 52.9%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

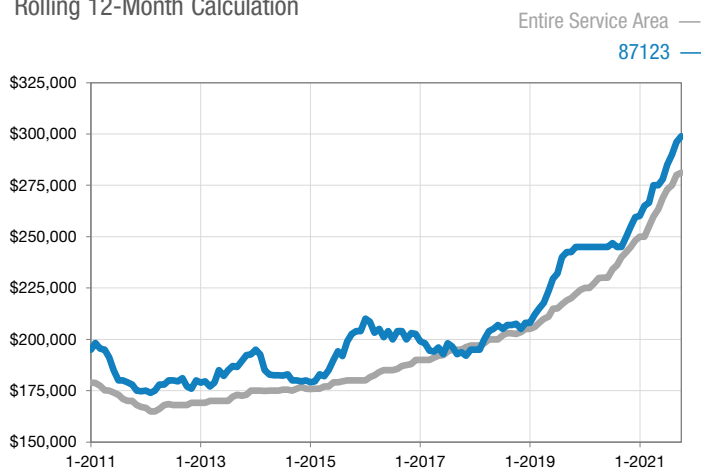
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	16	9	- 43.8%	142	174	+ 22.5%
Pending Sales	11	14	+ 27.3%	141	158	+ 12.1%
Closed Sales	10	18	+ 80.0%	130	138	+ 6.2%
Days on Market Until Sale	31	9	- 71.0%	45	10	- 77.8%
Median Sales Price*	\$216,500	\$226,500	+ 4.6%	\$195,950	\$227,250	+ 16.0%
Average Sales Price*	\$220,290	\$225,422	+ 2.3%	\$200,420	\$230,260	+ 14.9%
Percent of List Price Received*	100.0%	100.9%	+ 0.9%	99.2%	100.6%	+ 1.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

* 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.

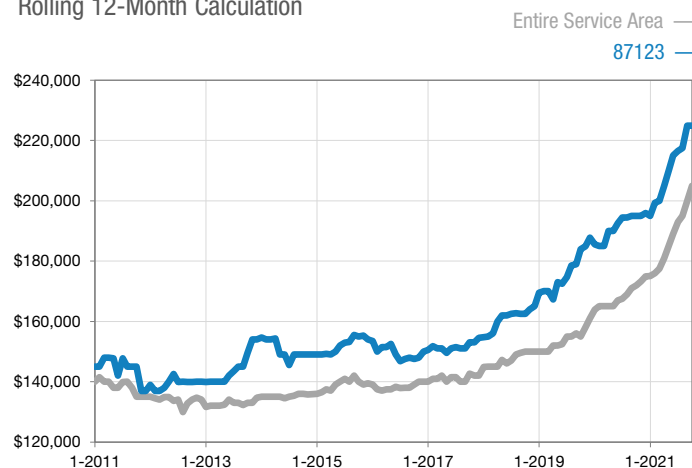
Median Sales Price - Single-Family Detached

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.