

Local Market Update for October 2021

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	9	+ 50.0%	117	94	- 19.7%
Pending Sales	10	4	- 60.0%	96	87	- 9.4%
Closed Sales	9	5	- 44.4%	91	89	- 2.2%
Days on Market Until Sale	37	18	- 51.4%	49	31	- 36.7%
Median Sales Price*	\$255,000	\$368,650	+ 44.6%	\$285,000	\$355,000	+ 24.6%
Average Sales Price*	\$253,556	\$547,530	+ 115.9%	\$291,058	\$392,612	+ 34.9%
Percent of List Price Received*	100.8%	99.7%	- 1.1%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--

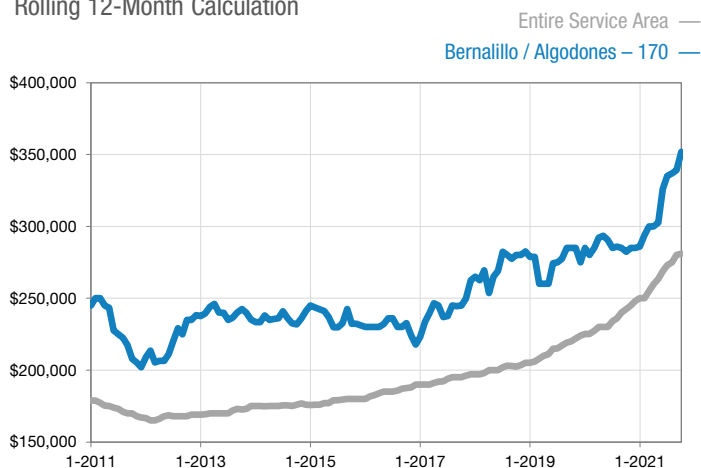
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	0	- 100.0%	6	2	- 66.7%
Pending Sales	2	0	- 100.0%	6	2	- 66.7%
Closed Sales	0	0	0.0%	3	2	- 33.3%
Days on Market Until Sale	--	--	--	12	4	- 66.7%
Median Sales Price*	--	--	--	\$78,500	\$135,000	+ 72.0%
Average Sales Price*	--	--	--	\$92,467	\$135,000	+ 46.0%
Percent of List Price Received*	--	--	--	102.8%	102.7%	- 0.1%
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.

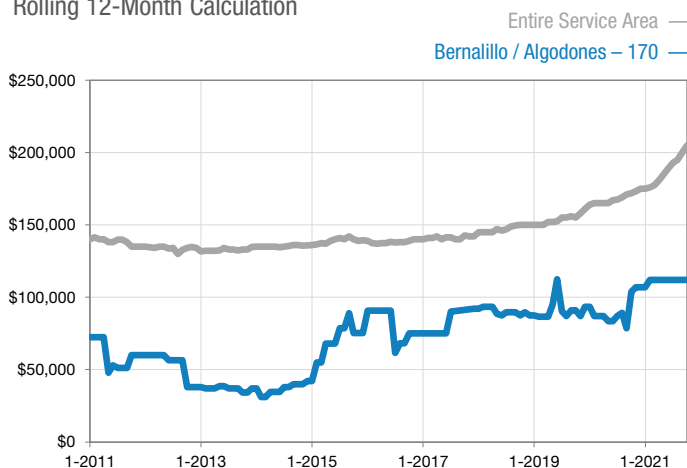
Median Sales Price - Single-Family Detached

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.