

Local Market Update for October 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	24	21	- 12.5%	322	294	- 8.7%
Pending Sales	16	26	+ 62.5%	244	270	+ 10.7%
Closed Sales	21	36	+ 71.4%	239	271	+ 13.4%
Days on Market Until Sale	41	25	- 39.0%	39	23	- 41.0%
Median Sales Price*	\$372,500	\$346,500	- 7.0%	\$315,000	\$340,000	+ 7.9%
Average Sales Price*	\$416,757	\$368,662	- 11.5%	\$342,271	\$371,017	+ 8.4%
Percent of List Price Received*	98.4%	99.6%	+ 1.2%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	42	14	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

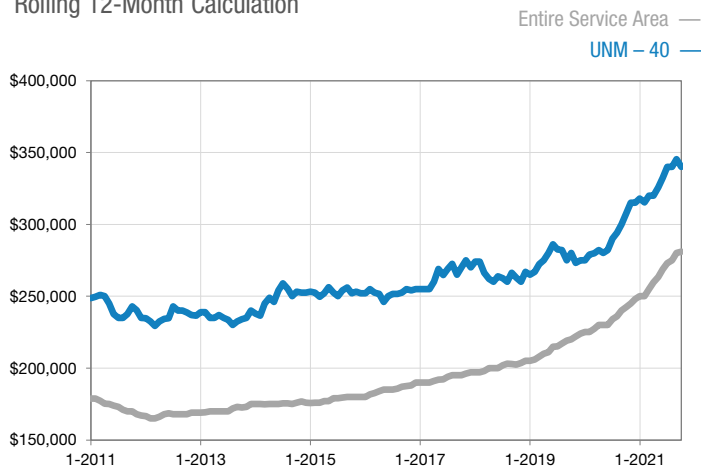
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	3	2	- 33.3%	18	23	+ 27.8%
Pending Sales	0	3	--	9	19	+ 111.1%
Closed Sales	2	2	0.0%	10	15	+ 50.0%
Days on Market Until Sale	232	43	- 81.5%	85	32	- 62.4%
Median Sales Price*	\$370,000	\$282,500	- 23.6%	\$209,650	\$275,000	+ 31.2%
Average Sales Price*	\$370,000	\$282,500	- 23.6%	\$244,680	\$285,233	+ 16.6%
Percent of List Price Received*	97.5%	99.4%	+ 1.9%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	4.2	0.4	- 90.5%	--	--	--

* 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.

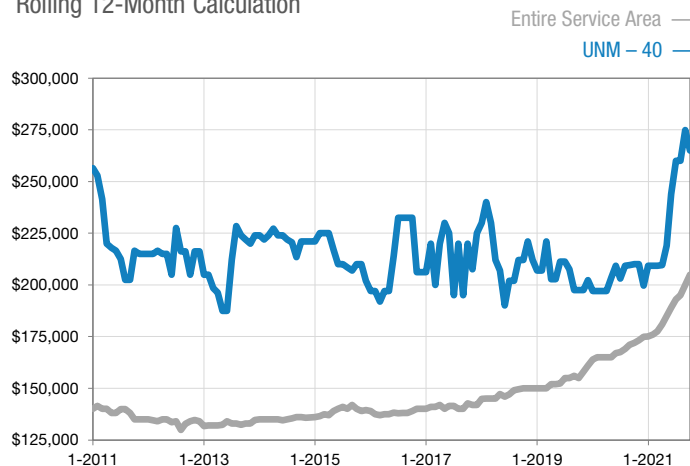
Median Sales Price - Single-Family Detached

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.