

# Local Market Update for October 2021

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

| Single-Family Detached          | October   |           |                | Year to Date |              |                |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2020      | 2021      | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings                    | 36        | 42        | + 16.7%        | 388          | 436          | + 12.4%        |
| Pending Sales                   | 34        | 56        | + 64.7%        | 356          | 398          | + 11.8%        |
| Closed Sales                    | 39        | 44        | + 12.8%        | 342          | 370          | + 8.2%         |
| Days on Market Until Sale       | 14        | 15        | + 7.1%         | 22           | 13           | - 40.9%        |
| Median Sales Price*             | \$210,000 | \$251,000 | + 19.5%        | \$200,250    | \$245,750    | + 22.7%        |
| Average Sales Price*            | \$222,041 | \$265,045 | + 19.4%        | \$211,238    | \$258,182    | + 22.2%        |
| Percent of List Price Received* | 98.6%     | 100.0%    | + 1.4%         | 99.5%        | 100.8%       | + 1.3%         |
| Inventory of Homes for Sale     | 30        | 20        | - 33.3%        | --           | --           | --             |
| Months Supply of Inventory      | 0.9       | 0.5       | - 44.4%        | --           | --           | --             |

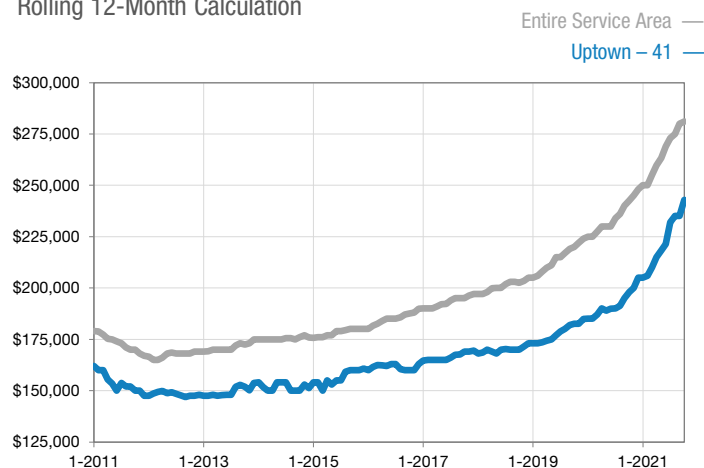
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | October  |           |                | Year to Date |              |                |
|---------------------------------|----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2020     | 2021      | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings                    | 2        | 6         | + 200.0%       | 54           | 59           | + 9.3%         |
| Pending Sales                   | 1        | 8         | + 700.0%       | 54           | 49           | - 9.3%         |
| Closed Sales                    | 8        | 4         | - 50.0%        | 56           | 46           | - 17.9%        |
| Days on Market Until Sale       | 13       | 32        | + 146.2%       | 36           | 13           | - 63.9%        |
| Median Sales Price*             | \$99,625 | \$93,500  | - 6.1%         | \$97,413     | \$105,500    | + 8.3%         |
| Average Sales Price*            | \$93,406 | \$127,000 | + 36.0%        | \$117,615    | \$130,093    | + 10.6%        |
| Percent of List Price Received* | 97.2%    | 97.6%     | + 0.4%         | 96.4%        | 98.9%        | + 2.6%         |
| Inventory of Homes for Sale     | 3        | 7         | + 133.3%       | --           | --           | --             |
| Months Supply of Inventory      | 0.6      | 1.5       | + 150.0%       | --           | --           | --             |

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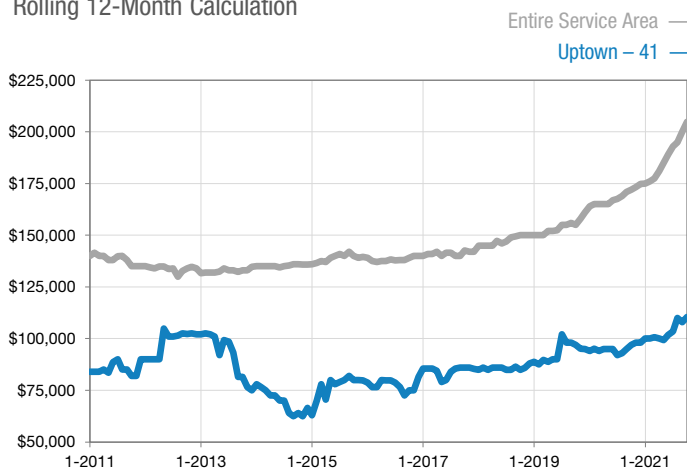
### Median Sales Price - Single-Family Detached

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.