

Local Market Update for October 2021

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	97	72	- 25.8%	849	759	- 10.6%
Pending Sales	81	74	- 8.6%	792	711	- 10.2%
Closed Sales	82	70	- 14.6%	726	684	- 5.8%
Days on Market Until Sale	9	8	- 11.1%	19	7	- 63.2%
Median Sales Price*	\$190,500	\$229,000	+ 20.2%	\$180,000	\$215,000	+ 19.4%
Average Sales Price*	\$191,639	\$227,628	+ 18.8%	\$182,456	\$215,681	+ 18.2%
Percent of List Price Received*	100.8%	101.9%	+ 1.1%	100.0%	102.1%	+ 2.1%
Inventory of Homes for Sale	62	29	- 53.2%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

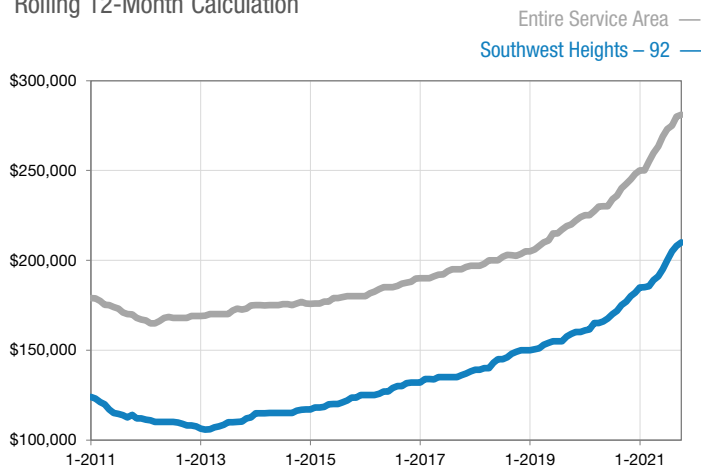
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	0	- 100.0%	25	14	- 44.0%
Pending Sales	4	1	- 75.0%	25	11	- 56.0%
Closed Sales	1	0	- 100.0%	23	13	- 43.5%
Days on Market Until Sale	9	--	--	49	6	- 87.8%
Median Sales Price*	\$125,000	--	--	\$133,000	\$150,000	+ 12.8%
Average Sales Price*	\$125,000	--	--	\$137,552	\$167,572	+ 21.8%
Percent of List Price Received*	100.0%	--	--	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	--	--	--	--	--

* 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.

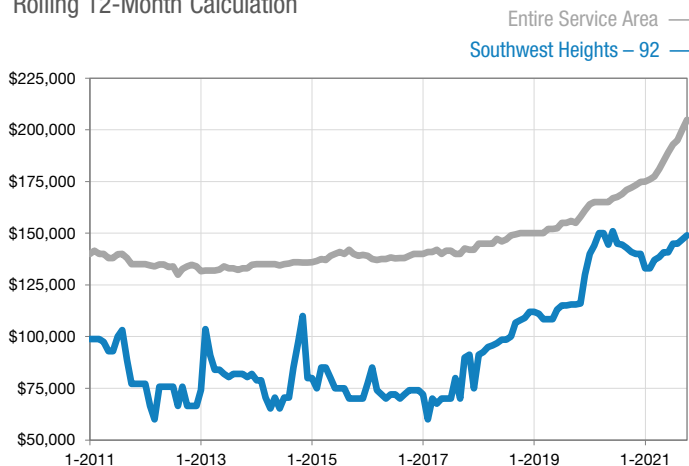
Median Sales Price - Single-Family Detached

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.