

Local Market Update for October 2021

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



87048

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings | 22 | 19 | - 13.6% | 166 | 172 | + 3.6% |
| Pending Sales | 22 | 18 | - 18.2% | 129 | 132 | + 2.3% |
| Closed Sales | 17 | 16 | - 5.9% | 117 | 126 | + 7.7% |
| Days on Market Until Sale | 42 | 14 | - 66.7% | 61 | 29 | - 52.5% |
| Median Sales Price* | \$495,000 | \$620,250 | + 25.3% | \$531,000 | \$635,000 | + 19.6% |
| Average Sales Price* | \$639,456 | \$648,406 | + 1.4% | \$575,933 | \$694,343 | + 20.6% |
| Percent of List Price Received* | 98.1% | 98.5% | + 0.4% | 97.6% | 98.7% | + 1.1% |
| Inventory of Homes for Sale | 29 | 26 | - 10.3% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.1 | - 12.5% | -- | -- | -- |

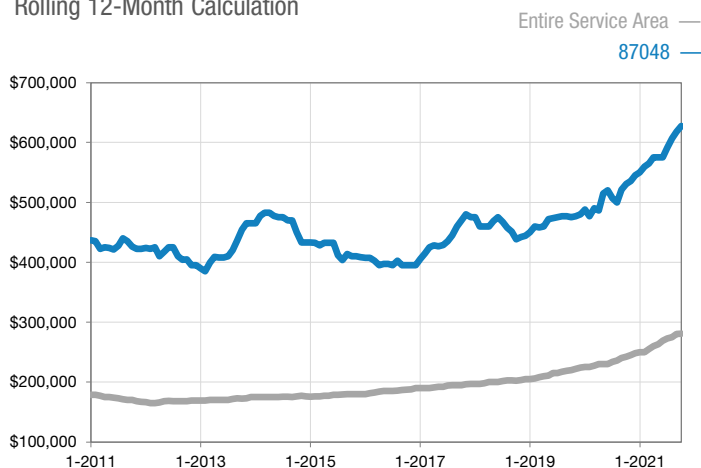
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings | 0 | 1 | -- | 5 | 4 | - 20.0% |
| Pending Sales | 0 | 1 | -- | 5 | 4 | - 20.0% |
| Closed Sales | 1 | 1 | 0.0% | 5 | 6 | + 20.0% |
| Days on Market Until Sale | 1 | 0 | - 100.0% | 3 | 2 | - 33.3% |
| Median Sales Price* | \$263,000 | \$247,500 | - 5.9% | \$300,000 | \$253,750 | - 15.4% |
| Average Sales Price* | \$263,000 | \$247,500 | - 5.9% | \$291,646 | \$260,250 | - 10.8% |
| Percent of List Price Received* | 105.2% | 99.0% | - 5.9% | 102.3% | 97.8% | - 4.4% |
| 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.

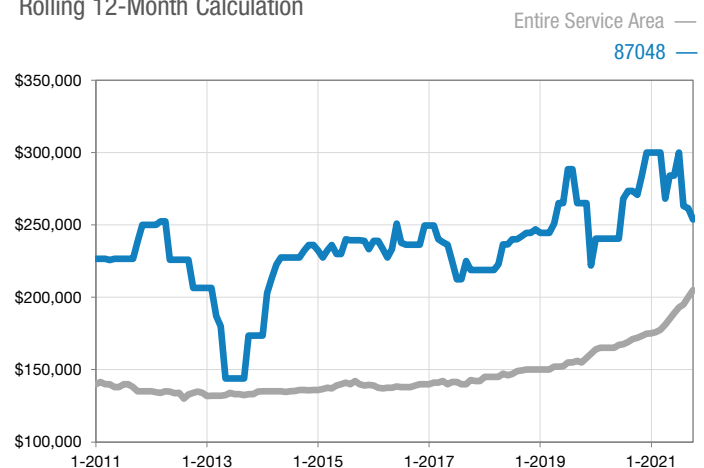
Median Sales Price - Single-Family Detached

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.