

Local Market Update for October 2021

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	39	17	- 56.4%	269	260	- 3.3%
Pending Sales	28	16	- 42.9%	221	220	- 0.5%
Closed Sales	27	21	- 22.2%	190	224	+ 17.9%
Days on Market Until Sale	16	23	+ 43.8%	19	15	- 21.1%
Median Sales Price*	\$330,000	\$396,000	+ 20.0%	\$318,250	\$360,000	+ 13.1%
Average Sales Price*	\$368,155	\$420,738	+ 14.3%	\$348,802	\$390,325	+ 11.9%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

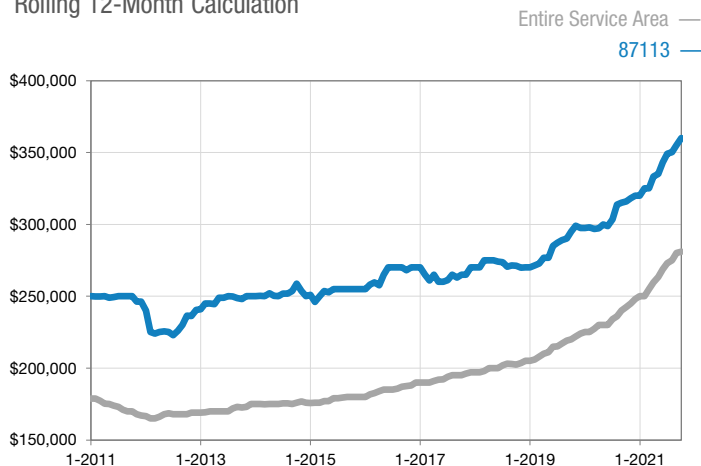
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	3	1	- 66.7%	40	27	- 32.5%
Pending Sales	2	1	- 50.0%	37	28	- 24.3%
Closed Sales	3	1	- 66.7%	37	28	- 24.3%
Days on Market Until Sale	2	2	0.0%	5	4	- 20.0%
Median Sales Price*	\$227,000	\$195,000	- 14.1%	\$160,000	\$187,000	+ 16.9%
Average Sales Price*	\$207,333	\$195,000	- 5.9%	\$166,114	\$187,982	+ 13.2%
Percent of List Price Received*	100.8%	105.4%	+ 4.6%	99.1%	102.9%	+ 3.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

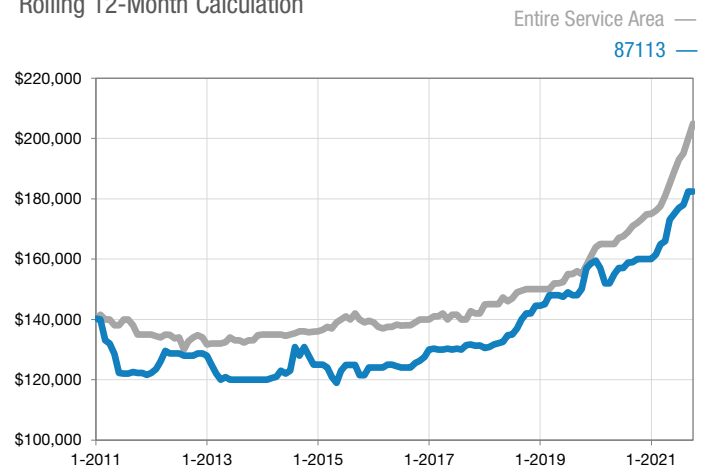
Median Sales Price - Single-Family Detached

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.