

Local Market Update for October 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	24	28	+ 16.7%	198	201	+ 1.5%
Pending Sales	19	20	+ 5.3%	162	168	+ 3.7%
Closed Sales	15	19	+ 26.7%	144	173	+ 20.1%
Days on Market Until Sale	22	11	- 50.0%	35	18	- 48.6%
Median Sales Price*	\$210,000	\$156,000	- 25.7%	\$163,000	\$179,500	+ 10.1%
Average Sales Price*	\$214,526	\$168,523	- 21.4%	\$168,927	\$190,071	+ 12.5%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

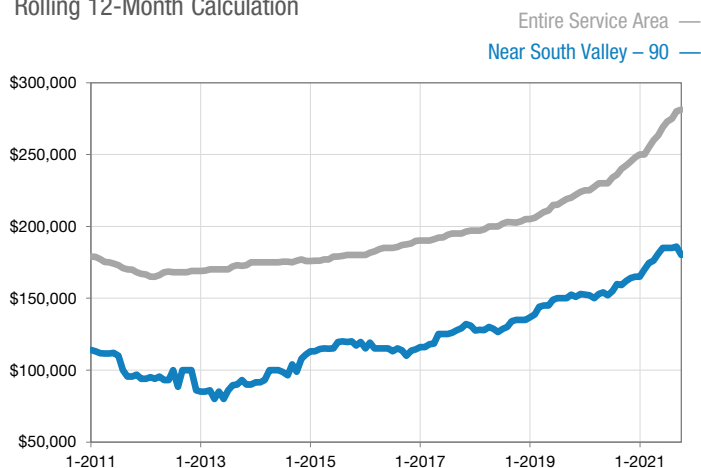
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	10	12	+ 20.0%
Pending Sales	0	2	--	10	8	- 20.0%
Closed Sales	1	1	0.0%	9	6	- 33.3%
Days on Market Until Sale	21	4	- 81.0%	19	17	- 10.5%
Median Sales Price*	\$105,000	\$170,000	+ 61.9%	\$110,000	\$156,500	+ 42.3%
Average Sales Price*	\$105,000	\$170,000	+ 61.9%	\$111,822	\$150,333	+ 34.4%
Percent of List Price Received*	100.0%	100.0%	0.0%	95.5%	100.0%	+ 4.7%
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.

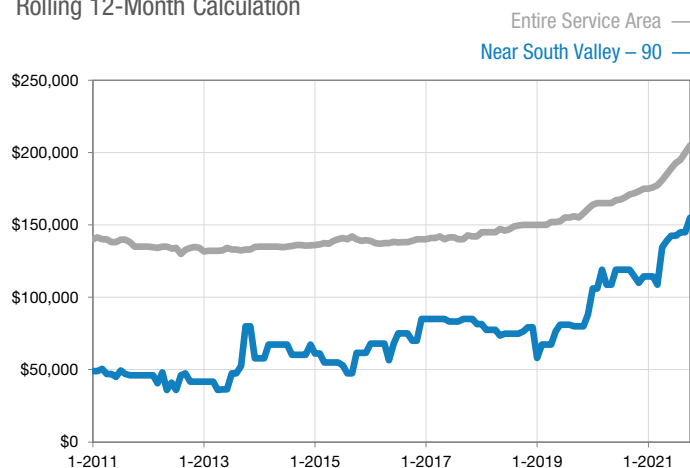
Median Sales Price - Single-Family Detached

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.