

Local Market Update for October 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	37	28	- 24.3%	310	329	+ 6.1%
Pending Sales	26	28	+ 7.7%	263	294	+ 11.8%
Closed Sales	26	26	0.0%	237	276	+ 16.5%
Days on Market Until Sale	21	15	- 28.6%	27	20	- 25.9%
Median Sales Price*	\$305,710	\$323,515	+ 5.8%	\$255,000	\$305,000	+ 19.6%
Average Sales Price*	\$291,213	\$329,324	+ 13.1%	\$248,628	\$305,313	+ 22.8%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.6%	100.6%	+ 2.0%
Inventory of Homes for Sale	43	20	- 53.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

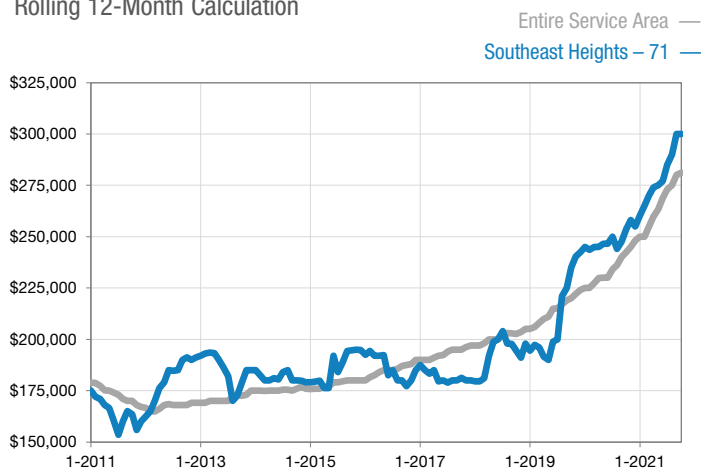
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	3	+ 50.0%	80	100	+ 25.0%
Pending Sales	4	5	+ 25.0%	85	84	- 1.2%
Closed Sales	6	9	+ 50.0%	80	69	- 13.8%
Days on Market Until Sale	38	8	- 78.9%	61	11	- 82.0%
Median Sales Price*	\$157,000	\$228,000	+ 45.2%	\$195,950	\$225,000	+ 14.8%
Average Sales Price*	\$180,983	\$215,078	+ 18.8%	\$190,027	\$210,359	+ 10.7%
Percent of List Price Received*	101.3%	98.0%	- 3.3%	99.0%	100.4%	+ 1.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* 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.

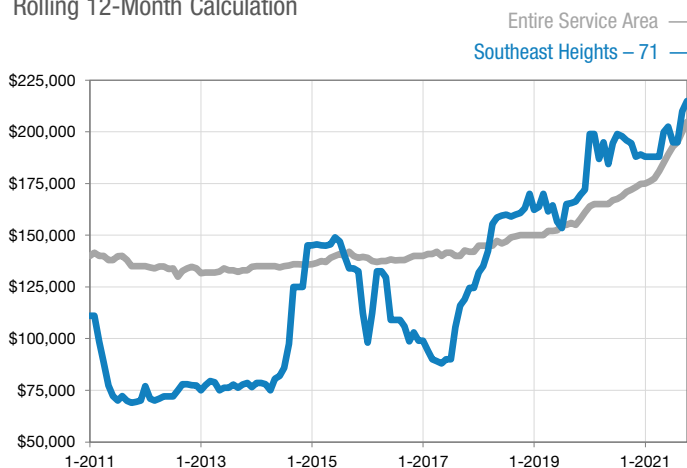
Median Sales Price - Single-Family Detached

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.