

Local Market Update for October 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	19	17	- 10.5%	233	196	- 15.9%
Pending Sales	16	16	0.0%	208	176	- 15.4%
Closed Sales	23	17	- 26.1%	206	171	- 17.0%
Days on Market Until Sale	21	11	- 47.6%	27	15	- 44.4%
Median Sales Price*	\$365,000	\$422,000	+ 15.6%	\$340,000	\$370,000	+ 8.8%
Average Sales Price*	\$385,139	\$401,706	+ 4.3%	\$346,660	\$385,407	+ 11.2%
Percent of List Price Received*	99.3%	101.1%	+ 1.8%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

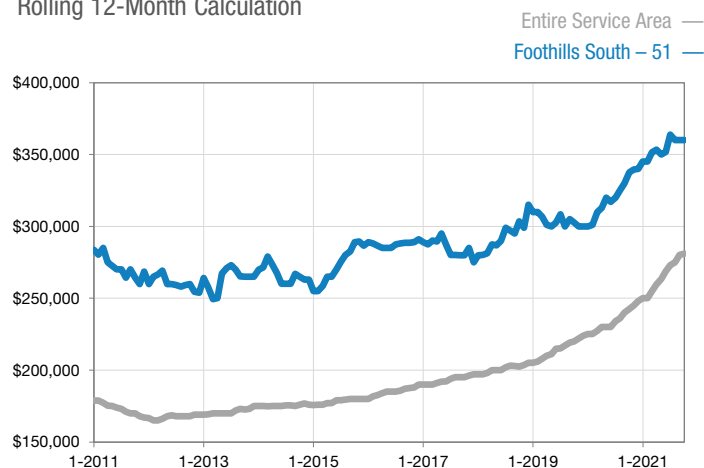
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	5	2	- 60.0%	58	67	+ 15.5%
Pending Sales	4	2	- 50.0%	57	64	+ 12.3%
Closed Sales	3	7	+ 133.3%	57	63	+ 10.5%
Days on Market Until Sale	7	5	- 28.6%	23	8	- 65.2%
Median Sales Price*	\$205,000	\$235,000	+ 14.6%	\$190,000	\$225,000	+ 18.4%
Average Sales Price*	\$198,000	\$256,571	+ 29.6%	\$204,610	\$240,281	+ 17.4%
Percent of List Price Received*	98.8%	100.6%	+ 1.8%	99.0%	101.2%	+ 2.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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.