

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	144	106	- 26.4%	1,395	1,444	+ 3.5%
Pending Sales	134	108	- 19.4%	1,194	1,309	+ 9.6%
Closed Sales	117	112	- 4.3%	1,055	1,259	+ 19.3%
Days on Market Until Sale	18	15	- 16.7%	29	17	- 41.4%
Median Sales Price*	\$252,500	\$313,290	+ 24.1%	\$238,975	\$290,000	+ 21.4%
Average Sales Price*	\$276,438	\$332,268	+ 20.2%	\$255,813	\$313,550	+ 22.6%
Percent of List Price Received*	100.3%	100.6%	+ 0.3%	99.9%	101.1%	+ 1.2%
Inventory of Homes for Sale	160	92	- 42.5%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

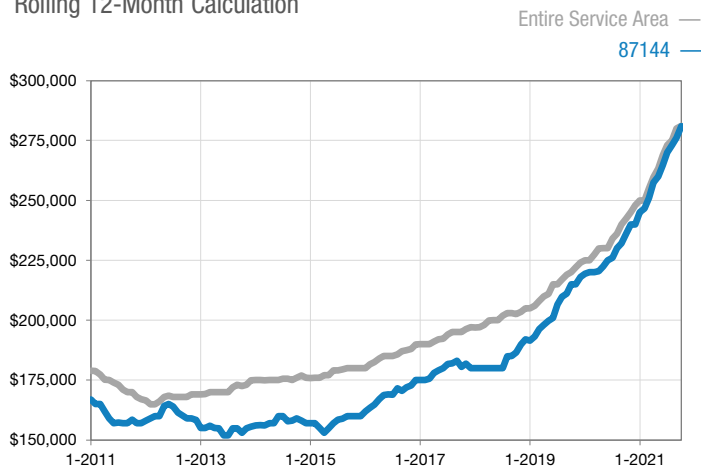
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1	1	0.0%	19	3	- 84.2%
Pending Sales	1	0	- 100.0%	12	2	- 83.3%
Closed Sales	0	0	0.0%	2	10	+ 400.0%
Days on Market Until Sale	--	--	--	17	11	- 35.3%
Median Sales Price*	--	--	--	\$175,670	\$208,755	+ 18.8%
Average Sales Price*	--	--	--	\$175,670	\$201,269	+ 14.6%
Percent of List Price Received*	--	--	--	99.4%	101.2%	+ 1.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

* 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.

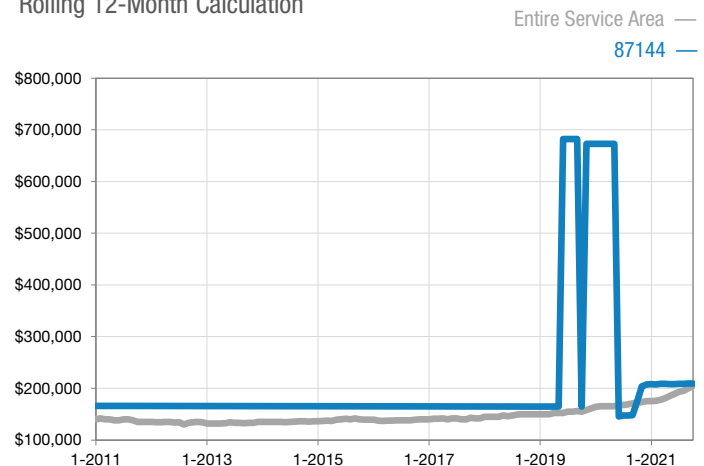
Median Sales Price - Single-Family Detached

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.