

# Local Market Update for October 2021

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



## 87111

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	80	73	- 8.8%	845	778	- 7.9%
Pending Sales	77	86	+ 11.7%	755	732	- 3.0%
Closed Sales	85	58	- 31.8%	718	703	- 2.1%
Days on Market Until Sale	16	13	- 18.8%	28	14	- 50.0%
Median Sales Price*	\$327,000	<b>\$362,000</b>	+ 10.7%	\$319,850	<b>\$365,000</b>	+ 14.1%
Average Sales Price*	\$387,306	<b>\$413,932</b>	+ 6.9%	\$372,195	<b>\$425,091</b>	+ 14.2%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	98.8%	100.9%	+ 2.1%
Inventory of Homes for Sale	86	36	- 58.1%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

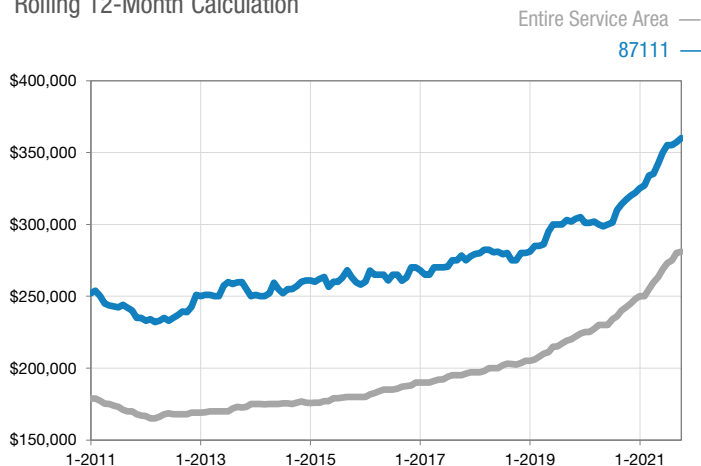
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	18	20	+ 11.1%	191	193	+ 1.0%
Pending Sales	11	15	+ 36.4%	158	177	+ 12.0%
Closed Sales	19	18	- 5.3%	155	179	+ 15.5%
Days on Market Until Sale	8	7	- 12.5%	28	12	- 57.1%
Median Sales Price*	\$185,000	<b>\$253,500</b>	+ 37.0%	\$199,000	<b>\$245,000</b>	+ 23.1%
Average Sales Price*	\$209,718	<b>\$271,444</b>	+ 29.4%	\$215,307	<b>\$254,976</b>	+ 18.4%
Percent of List Price Received*	99.1%	101.6%	+ 2.5%	98.8%	101.4%	+ 2.6%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

\* 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.

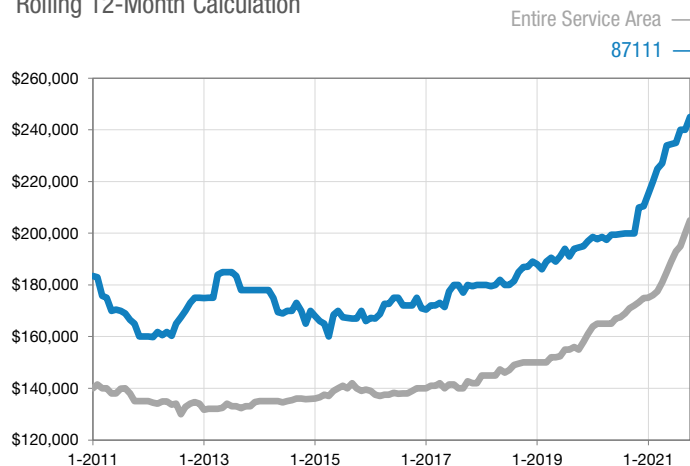
### Median Sales Price - Single-Family Detached

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.