

Local Market Update for October 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	95	77	- 18.9%	943	831	- 11.9%
Pending Sales	80	69	- 13.8%	774	732	- 5.4%
Closed Sales	96	70	- 27.1%	722	701	- 2.9%
Days on Market Until Sale	24	10	- 58.3%	27	14	- 48.1%
Median Sales Price*	\$320,000	\$327,500	+ 2.3%	\$275,250	\$320,000	+ 16.3%
Average Sales Price*	\$328,684	\$368,033	+ 12.0%	\$301,890	\$350,209	+ 16.0%
Percent of List Price Received*	100.2%	101.9%	+ 1.7%	99.7%	101.0%	+ 1.3%
Inventory of Homes for Sale	105	65	- 38.1%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

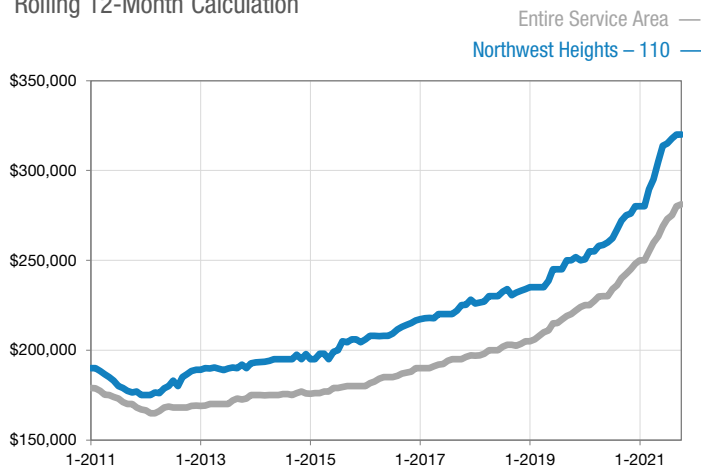
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	5	+ 25.0%	54	51	- 5.6%
Pending Sales	5	6	+ 20.0%	48	50	+ 4.2%
Closed Sales	7	5	- 28.6%	45	48	+ 6.7%
Days on Market Until Sale	13	10	- 23.1%	22	20	- 9.1%
Median Sales Price*	\$225,000	\$309,500	+ 37.6%	\$180,000	\$226,500	+ 25.8%
Average Sales Price*	\$218,471	\$312,300	+ 42.9%	\$224,236	\$265,166	+ 18.3%
Percent of List Price Received*	97.7%	100.9%	+ 3.3%	98.8%	100.9%	+ 2.1%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--

* 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.

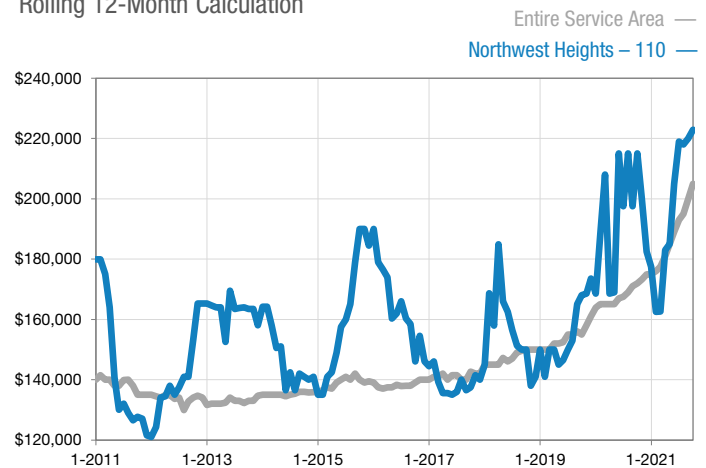
Median Sales Price - Single-Family Detached

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.