

Local Market Update for October 2021

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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	29	33	+ 13.8%	324	283	- 12.7%
Pending Sales	26	35	+ 34.6%	247	239	- 3.2%
Closed Sales	24	26	+ 8.3%	247	226	- 8.5%
Days on Market Until Sale	23	20	- 13.0%	35	20	- 42.9%
Median Sales Price*	\$257,000	\$290,000	+ 12.8%	\$240,000	\$272,500	+ 13.5%
Average Sales Price*	\$307,034	\$360,269	+ 17.3%	\$306,957	\$331,414	+ 8.0%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	40	27	- 32.5%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

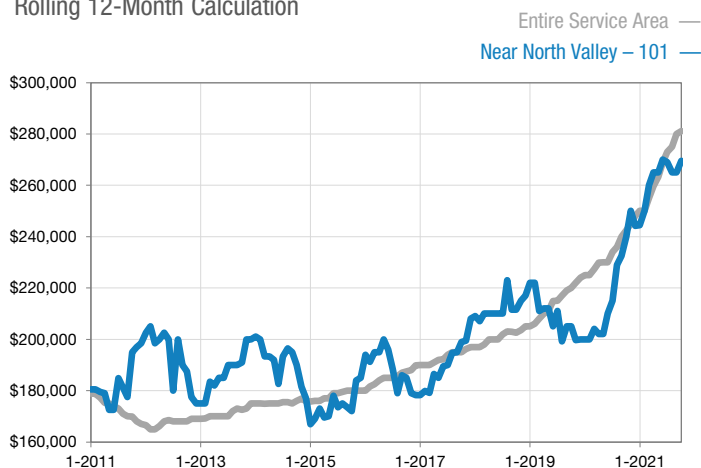
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	3	- 50.0%	71	66	- 7.0%
Pending Sales	4	6	+ 50.0%	61	57	- 6.6%
Closed Sales	5	4	- 20.0%	59	50	- 15.3%
Days on Market Until Sale	2	14	+ 600.0%	24	11	- 54.2%
Median Sales Price*	\$165,000	\$208,250	+ 26.2%	\$170,000	\$219,613	+ 29.2%
Average Sales Price*	\$163,180	\$203,500	+ 24.7%	\$192,156	\$220,798	+ 14.9%
Percent of List Price Received*	101.4%	101.5%	+ 0.1%	98.6%	101.2%	+ 2.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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.

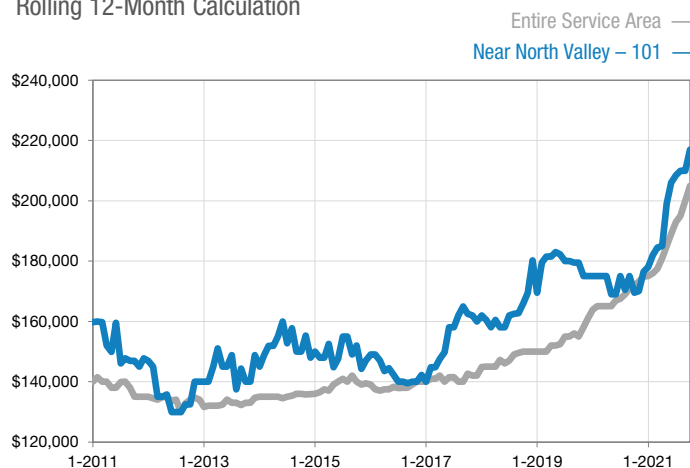
Median Sales Price - Single-Family Detached

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.