

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	29	30	+ 3.4%	337	271	- 19.6%
Pending Sales	20	29	+ 45.0%	246	260	+ 5.7%
Closed Sales	19	26	+ 36.8%	242	258	+ 6.6%
Days on Market Until Sale	44	35	- 20.5%	37	22	- 40.5%
Median Sales Price*	\$320,000	\$318,950	- 0.3%	\$293,500	\$305,000	+ 3.9%
Average Sales Price*	\$338,867	\$359,358	+ 6.0%	\$303,052	\$328,959	+ 8.5%
Percent of List Price Received*	97.6%	99.8%	+ 2.3%	97.9%	100.4%	+ 2.6%
Inventory of Homes for Sale	46	11	- 76.1%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--

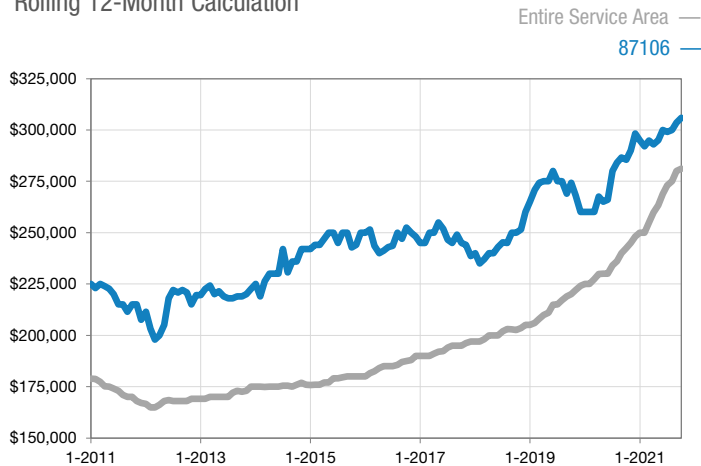
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	4	0.0%	43	57	+ 32.6%
Pending Sales	1	8	+ 700.0%	34	47	+ 38.2%
Closed Sales	4	4	0.0%	35	40	+ 14.3%
Days on Market Until Sale	156	27	- 82.7%	50	20	- 60.0%
Median Sales Price*	\$210,250	\$216,250	+ 2.9%	\$169,500	\$260,000	+ 53.4%
Average Sales Price*	\$213,125	\$232,375	+ 9.0%	\$162,757	\$236,260	+ 45.2%
Percent of List Price Received*	97.5%	98.0%	+ 0.5%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--

* 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.

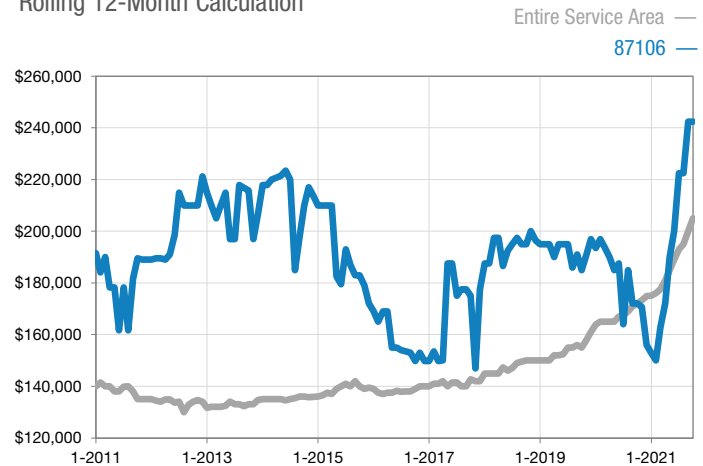
Median Sales Price - Single-Family Detached

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.