

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	41	19	- 53.7%	400	352	- 12.0%
Pending Sales	38	27	- 28.9%	360	328	- 8.9%
Closed Sales	37	44	+ 18.9%	335	318	- 5.1%
Days on Market Until Sale	9	10	+ 11.1%	20	11	- 45.0%
Median Sales Price*	\$287,900	\$330,000	+ 14.6%	\$287,900	\$327,750	+ 13.8%
Average Sales Price*	\$304,131	\$345,263	+ 13.5%	\$300,948	\$345,978	+ 15.0%
Percent of List Price Received*	99.3%	100.1%	+ 0.8%	99.2%	100.8%	+ 1.6%
Inventory of Homes for Sale	30	7	- 76.7%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--

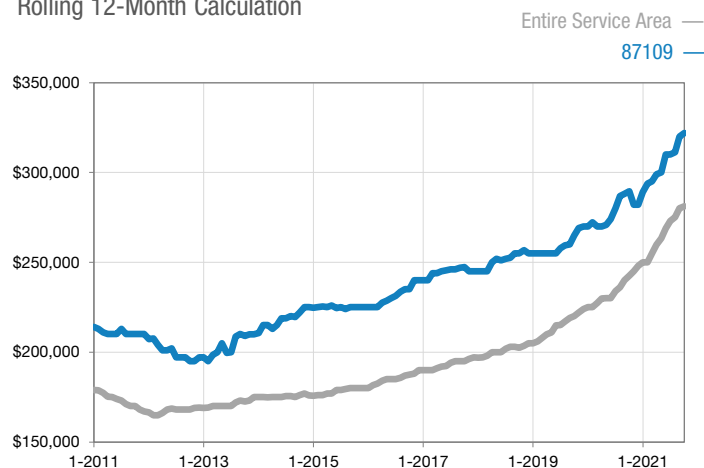
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	16	13	- 18.8%	172	172	0.0%
Pending Sales	15	14	- 6.7%	163	152	- 6.7%
Closed Sales	19	15	- 21.1%	153	150	- 2.0%
Days on Market Until Sale	11	19	+ 72.7%	22	9	- 59.1%
Median Sales Price*	\$126,000	\$218,000	+ 73.0%	\$172,000	\$204,500	+ 18.9%
Average Sales Price*	\$144,639	\$208,833	+ 44.4%	\$176,261	\$198,649	+ 12.7%
Percent of List Price Received*	100.6%	98.0%	- 2.6%	98.7%	100.3%	+ 1.6%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

* 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.

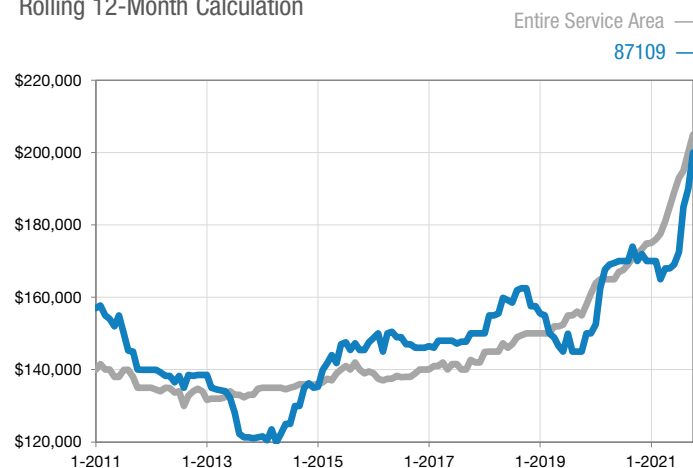
Median Sales Price - Single-Family Detached

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.