

Local Market Update for October 2021

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



87104

Single-Family Detached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	16	13	- 18.8%	191	142	- 25.7%
Pending Sales	14	6	- 57.1%	127	118	- 7.1%
Closed Sales	12	16	+ 33.3%	121	124	+ 2.5%
Days on Market Until Sale	25	20	- 20.0%	32	19	- 40.6%
Median Sales Price*	\$379,500	\$425,000	+ 12.0%	\$255,000	\$394,475	+ 54.7%
Average Sales Price*	\$354,252	\$432,313	+ 22.0%	\$328,089	\$408,395	+ 24.5%
Percent of List Price Received*	98.4%	96.5%	- 1.9%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

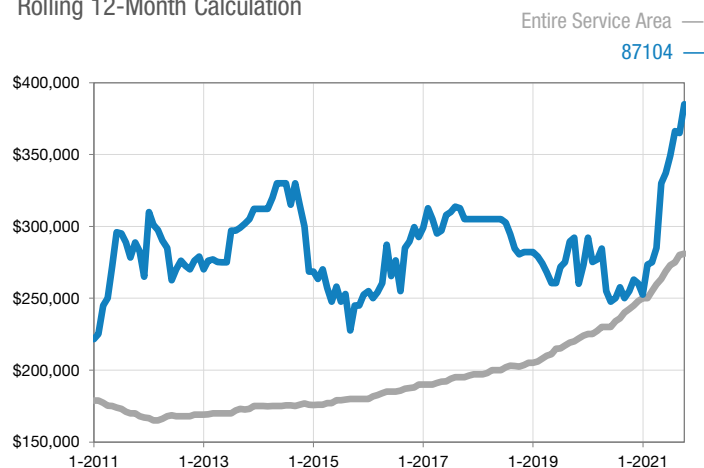
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	2	- 66.7%	60	41	- 31.7%
Pending Sales	8	4	- 50.0%	42	38	- 9.5%
Closed Sales	5	1	- 80.0%	39	32	- 17.9%
Days on Market Until Sale	35	17	- 51.4%	33	12	- 63.6%
Median Sales Price*	\$250,000	\$158,000	- 36.8%	\$250,000	\$282,450	+ 13.0%
Average Sales Price*	\$223,280	\$158,000	- 29.2%	\$227,210	\$300,590	+ 32.3%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	98.1%	100.2%	+ 2.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

* 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.

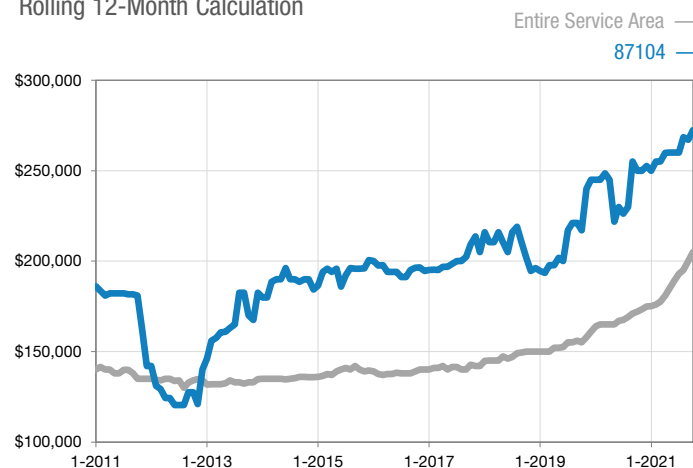
Median Sales Price - Single-Family Detached

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.