

# Local Market Update for March 2021

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	30	<b>31</b>	+ 3.3%	85	<b>94</b>	+ 10.6%
Pending Sales	28	<b>37</b>	+ 32.1%	76	<b>90</b>	+ 18.4%
Closed Sales	20	<b>21</b>	+ 5.0%	57	<b>62</b>	+ 8.8%
Days on Market Until Sale	19	<b>32</b>	+ 68.4%	33	<b>33</b>	0.0%
Median Sales Price*	\$254,500	<b>\$345,000</b>	+ 35.6%	\$237,000	<b>\$315,000</b>	+ 32.9%
Average Sales Price*	\$255,047	<b>\$320,058</b>	+ 25.5%	\$228,040	<b>\$298,039</b>	+ 30.7%
Percent of List Price Received*	97.2%	<b>98.9%</b>	+ 1.7%	98.5%	<b>100.1%</b>	+ 1.6%
Inventory of Homes for Sale	30	<b>19</b>	- 36.7%	--	--	--
Months Supply of Inventory	1.2	<b>0.7</b>	- 41.7%	--	--	--

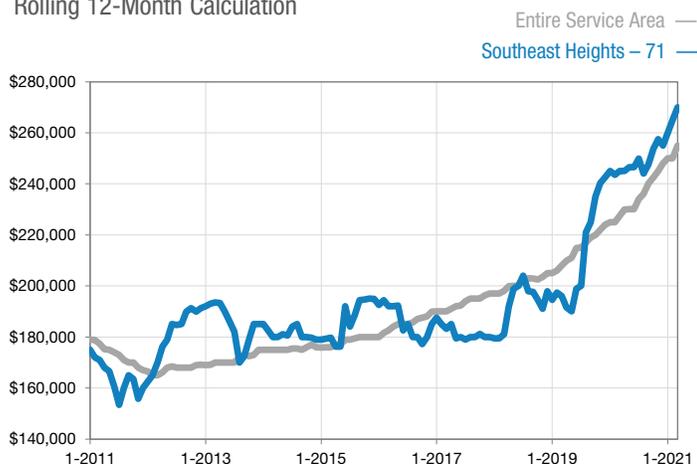
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	12	<b>25</b>	+ 108.3%	32	<b>53</b>	+ 65.6%
Pending Sales	8	<b>25</b>	+ 212.5%	27	<b>46</b>	+ 70.4%
Closed Sales	9	<b>3</b>	- 66.7%	21	<b>8</b>	- 61.9%
Days on Market Until Sale	52	<b>1</b>	- 98.1%	53	<b>15</b>	- 71.7%
Median Sales Price*	\$228,900	<b>\$195,000</b>	- 14.8%	\$226,900	<b>\$169,000</b>	- 25.5%
Average Sales Price*	\$189,511	<b>\$193,333</b>	+ 2.0%	\$193,719	<b>\$170,750</b>	- 11.9%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	99.0%	<b>99.1%</b>	+ 0.1%
Inventory of Homes for Sale	21	<b>9</b>	- 57.1%	--	--	--
Months Supply of Inventory	3.2	<b>1.0</b>	- 68.8%	--	--	--

\* 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.

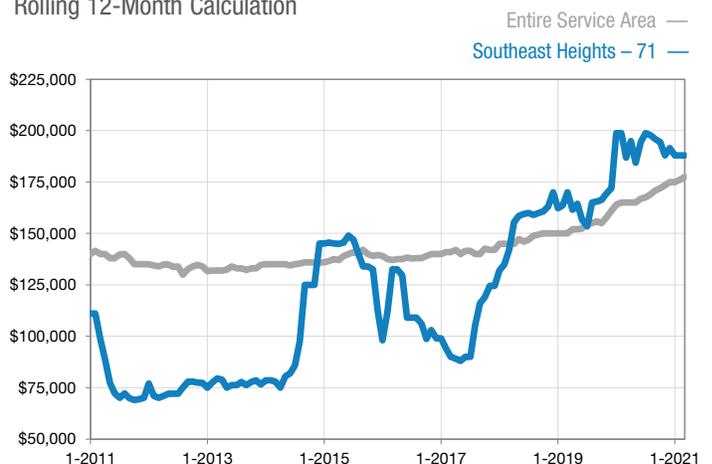
### Median Sales Price - Single-Family Detached

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.