

Local Market Update for March 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	23	16	- 30.4%	58	63	+ 8.6%
Pending Sales	9	19	+ 111.1%	36	52	+ 44.4%
Closed Sales	14	14	0.0%	32	50	+ 56.3%
Days on Market Until Sale	50	19	- 62.0%	56	21	- 62.5%
Median Sales Price*	\$145,950	\$167,500	+ 14.8%	\$142,000	\$167,500	+ 18.0%
Average Sales Price*	\$135,033	\$172,255	+ 27.6%	\$132,512	\$176,806	+ 33.4%
Percent of List Price Received*	96.7%	98.2%	+ 1.6%	95.7%	99.1%	+ 3.6%
Inventory of Homes for Sale	50	17	- 66.0%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.7%	--	--	--

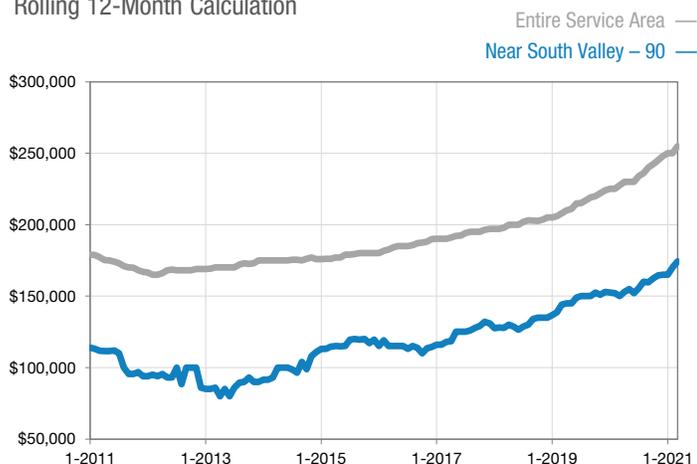
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	6	4	- 33.3%
Pending Sales	2	0	- 100.0%	4	3	- 25.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	10	2	- 80.0%	10	2	- 80.0%
Median Sales Price*	\$128,000	\$132,000	+ 3.1%	\$128,000	\$132,000	+ 3.1%
Average Sales Price*	\$128,000	\$132,000	+ 3.1%	\$128,000	\$132,000	+ 3.1%
Percent of List Price Received*	100.7%	98.9%	- 1.8%	100.7%	98.9%	- 1.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	--	--	--	--	--

* 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.

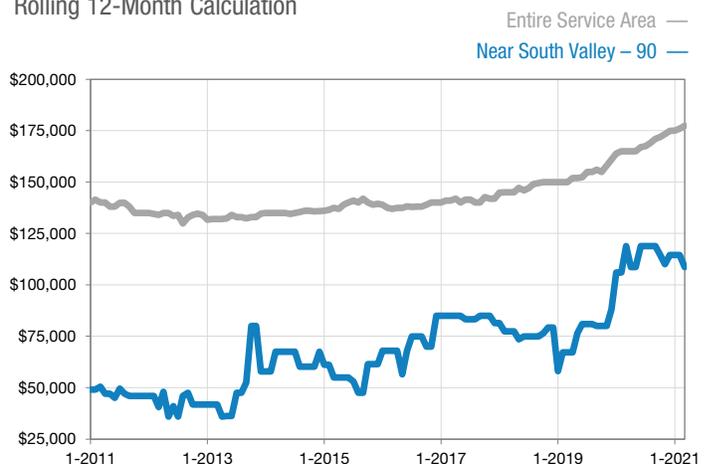
Median Sales Price - Single-Family Detached

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.