

Local Market Update for March 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	28	16	- 42.9%	66	42	- 36.4%
Pending Sales	15	18	+ 20.0%	54	47	- 13.0%
Closed Sales	19	15	- 21.1%	53	43	- 18.9%
Days on Market Until Sale	53	28	- 47.2%	35	33	- 5.7%
Median Sales Price*	\$305,000	\$391,800	+ 28.5%	\$305,000	\$375,000	+ 23.0%
Average Sales Price*	\$311,495	\$415,718	+ 33.5%	\$322,067	\$374,219	+ 16.2%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	98.6%	99.5%	+ 0.9%
Inventory of Homes for Sale	34	6	- 82.4%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

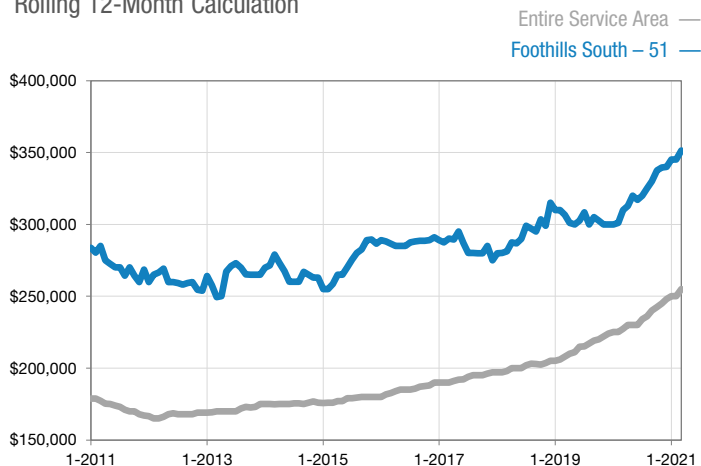
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	4	7	+ 75.0%	22	18	- 18.2%
Pending Sales	2	4	+ 100.0%	19	14	- 26.3%
Closed Sales	7	6	- 14.3%	20	13	- 35.0%
Days on Market Until Sale	9	12	+ 33.3%	24	10	- 58.3%
Median Sales Price*	\$176,000	\$150,500	- 14.5%	\$175,000	\$180,000	+ 2.9%
Average Sales Price*	\$185,000	\$195,333	+ 5.6%	\$176,543	\$189,692	+ 7.4%
Percent of List Price Received*	99.1%	103.6%	+ 4.5%	99.1%	101.7%	+ 2.6%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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.