

Local Market Update for March 2021

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	14	11	- 21.4%	40	32	- 20.0%
Pending Sales	10	12	+ 20.0%	27	35	+ 29.6%
Closed Sales	7	16	+ 128.6%	23	31	+ 34.8%
Days on Market Until Sale	78	11	- 85.9%	60	32	- 46.7%
Median Sales Price*	\$247,000	\$340,000	+ 37.7%	\$247,000	\$340,000	+ 37.7%
Average Sales Price*	\$267,500	\$366,447	+ 37.0%	\$264,628	\$364,864	+ 37.9%
Percent of List Price Received*	98.9%	100.4%	+ 1.5%	97.2%	101.2%	+ 4.1%
Inventory of Homes for Sale	40	10	- 75.0%	--	--	--
Months Supply of Inventory	3.9	1.0	- 74.4%	--	--	--

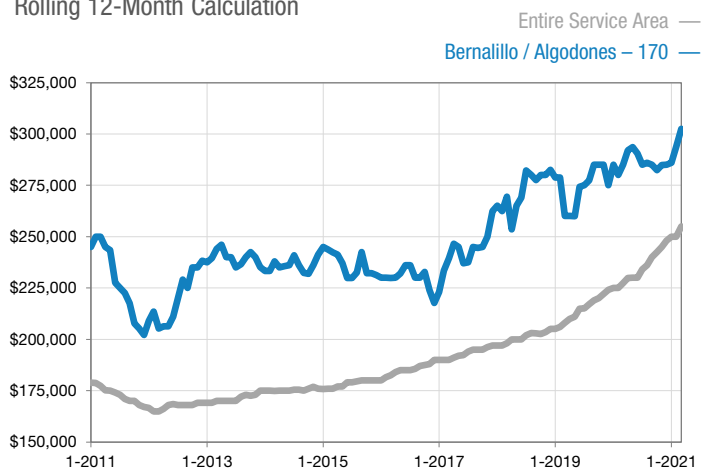
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Days on Market Until Sale	--	0	--	14	0	- 100.0%
Median Sales Price*	--	\$112,000	--	\$78,500	\$112,000	+ 42.7%
Average Sales Price*	--	\$112,000	--	\$78,500	\$112,000	+ 42.7%
Percent of List Price Received*	--	100.0%	--	112.3%	100.0%	- 11.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

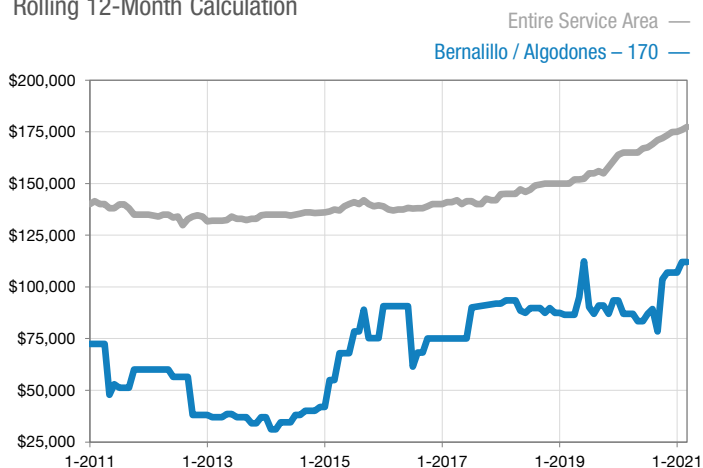
Median Sales Price - Single-Family Detached

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.