

# Local Market Update for March 2021

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



## 87107

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	34	<b>28</b>	- 17.6%	94	<b>75</b>	- 20.2%
Pending Sales	26	<b>25</b>	- 3.8%	69	<b>65</b>	- 5.8%
Closed Sales	30	<b>24</b>	- 20.0%	69	<b>60</b>	- 13.0%
Days on Market Until Sale	51	<b>35</b>	- 31.4%	57	<b>31</b>	- 45.6%
Median Sales Price*	\$420,000	<b>\$324,000</b>	- 22.9%	\$220,000	<b>\$302,500</b>	+ 37.5%
Average Sales Price*	\$408,632	<b>\$342,707</b>	- 16.1%	\$348,356	<b>\$324,898</b>	- 6.7%
Percent of List Price Received*	99.4%	<b>100.2%</b>	+ 0.8%	97.9%	<b>99.7%</b>	+ 1.8%
Inventory of Homes for Sale	55	<b>22</b>	- 60.0%	--	--	--
Months Supply of Inventory	2.4	<b>0.9</b>	- 62.5%	--	--	--

\* 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	7	<b>5</b>	- 28.6%	20	<b>18</b>	- 10.0%
Pending Sales	4	<b>6</b>	+ 50.0%	15	<b>12</b>	- 20.0%
Closed Sales	4	<b>2</b>	- 50.0%	12	<b>7</b>	- 41.7%
Days on Market Until Sale	2	<b>13</b>	+ 550.0%	23	<b>8</b>	- 65.2%
Median Sales Price*	\$148,700	<b>\$226,000</b>	+ 52.0%	\$163,750	<b>\$210,000</b>	+ 28.2%
Average Sales Price*	\$151,475	<b>\$226,000</b>	+ 49.2%	\$176,200	<b>\$212,929</b>	+ 20.8%
Percent of List Price Received*	99.5%	<b>97.4%</b>	- 2.1%	98.9%	<b>99.7%</b>	+ 0.8%
Inventory of Homes for Sale	8	<b>5</b>	- 37.5%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 40.0%	--	--	--

\* 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.

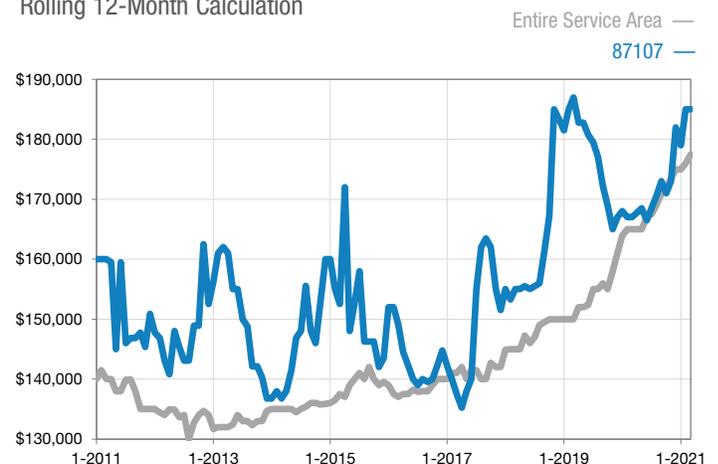
### Median Sales Price - Single-Family Detached

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.