

Local Market Update for March 2021

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



87110

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	58	52	- 10.3%	158	144	- 8.9%
Pending Sales	47	56	+ 19.1%	143	146	+ 2.1%
Closed Sales	50	52	+ 4.0%	134	128	- 4.5%
Days on Market Until Sale	43	23	- 46.5%	47	23	- 51.1%
Median Sales Price*	\$226,500	\$242,500	+ 7.1%	\$215,000	\$245,000	+ 14.0%
Average Sales Price*	\$247,753	\$259,933	+ 4.9%	\$229,668	\$261,325	+ 13.8%
Percent of List Price Received*	99.2%	99.9%	+ 0.7%	99.1%	99.5%	+ 0.4%
Inventory of Homes for Sale	71	21	- 70.4%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

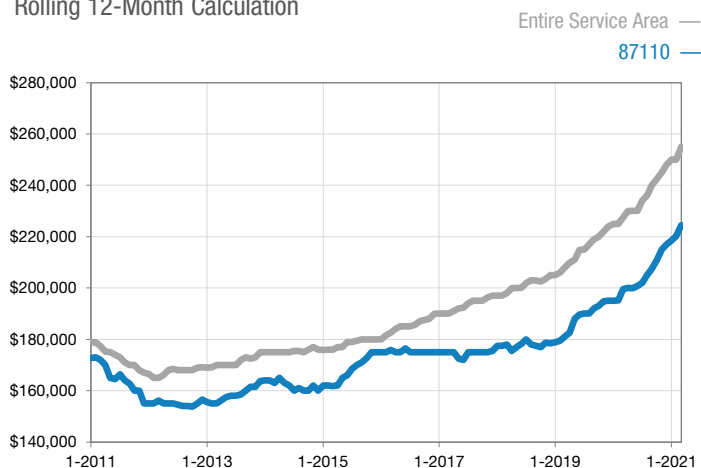
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	4	3	- 25.0%	13	9	- 30.8%
Pending Sales	4	4	0.0%	10	10	0.0%
Closed Sales	3	3	0.0%	10	13	+ 30.0%
Days on Market Until Sale	35	41	+ 17.1%	43	17	- 60.5%
Median Sales Price*	\$95,000	\$260,000	+ 173.7%	\$96,000	\$121,250	+ 26.3%
Average Sales Price*	\$153,333	\$224,333	+ 46.3%	\$119,658	\$134,681	+ 12.6%
Percent of List Price Received*	97.9%	100.6%	+ 2.8%	94.7%	100.6%	+ 6.2%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	--	--	--	--	--

* 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.

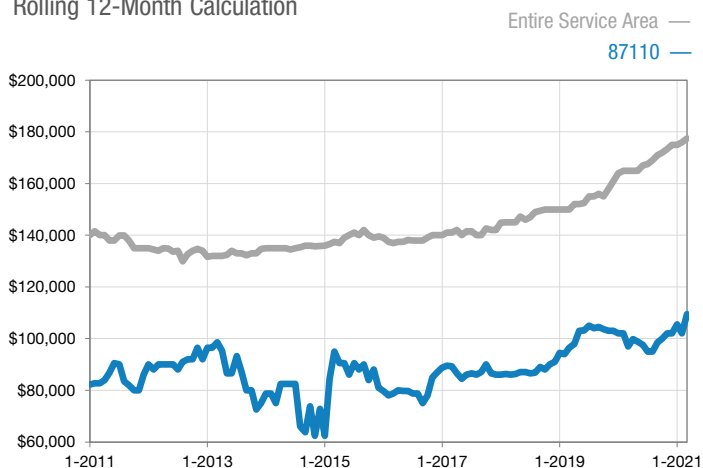
Median Sales Price - Single-Family Detached

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.