

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

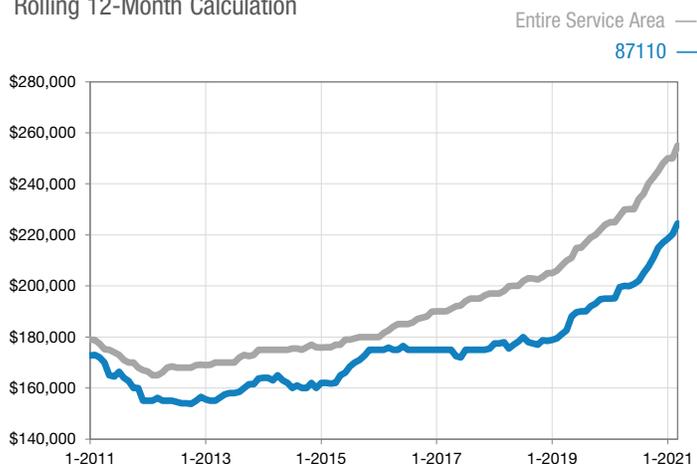
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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