

Local Market Update for March 2021

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



87004

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	14	10	- 28.6%	37	31	- 16.2%
Pending Sales	9	10	+ 11.1%	24	32	+ 33.3%
Closed Sales	6	16	+ 166.7%	21	30	+ 42.9%
Days on Market Until Sale	89	11	- 87.6%	62	28	- 54.8%
Median Sales Price*	\$236,000	\$340,000	+ 44.1%	\$225,000	\$337,500	+ 50.0%
Average Sales Price*	\$245,250	\$366,447	+ 49.4%	\$248,117	\$355,859	+ 43.4%
Percent of List Price Received*	98.7%	100.4%	+ 1.7%	97.1%	101.4%	+ 4.4%
Inventory of Homes for Sale	37	10	- 73.0%	--	--	--
Months Supply of Inventory	3.8	1.1	- 71.1%	--	--	--

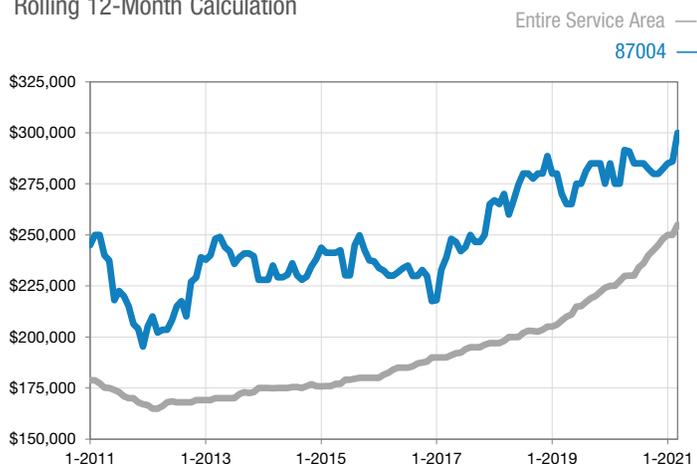
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
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.

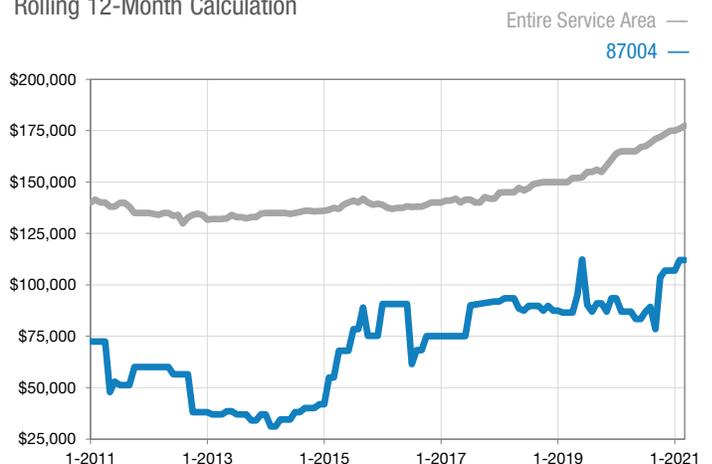
Median Sales Price - Single-Family Detached

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.