

Local Market Update for March 2021

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



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Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	99	83	- 16.2%	229	201	- 12.2%
Pending Sales	56	85	+ 51.8%	185	209	+ 13.0%
Closed Sales	63	70	+ 11.1%	179	175	- 2.2%
Days on Market Until Sale	35	21	- 40.0%	43	22	- 48.8%
Median Sales Price*	\$295,000	\$355,000	+ 20.3%	\$288,000	\$350,000	+ 21.5%
Average Sales Price*	\$351,682	\$397,437	+ 13.0%	\$343,578	\$403,415	+ 17.4%
Percent of List Price Received*	98.7%	101.7%	+ 3.0%	98.3%	100.4%	+ 2.1%
Inventory of Homes for Sale	122	26	- 78.7%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

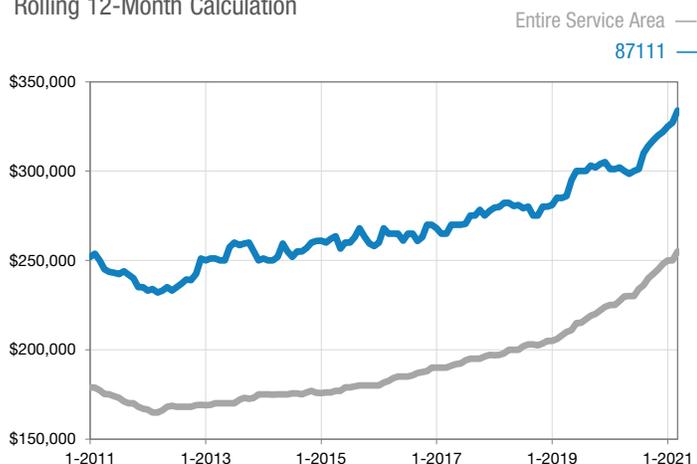
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	31	16	- 48.4%	63	42	- 33.3%
Pending Sales	13	19	+ 46.2%	42	43	+ 2.4%
Closed Sales	11	15	+ 36.4%	46	42	- 8.7%
Days on Market Until Sale	35	23	- 34.3%	43	18	- 58.1%
Median Sales Price*	\$215,000	\$261,000	+ 21.4%	\$183,000	\$248,500	+ 35.8%
Average Sales Price*	\$214,227	\$293,058	+ 36.8%	\$203,081	\$252,382	+ 24.3%
Percent of List Price Received*	98.9%	102.1%	+ 3.2%	98.0%	101.1%	+ 3.2%
Inventory of Homes for Sale	32	5	- 84.4%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

* 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.

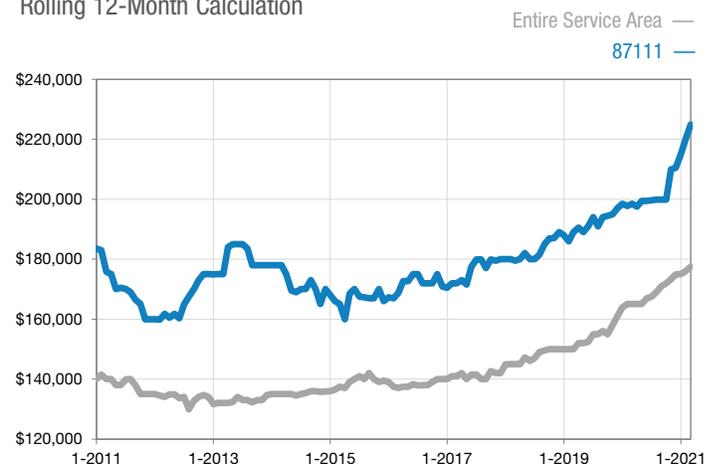
Median Sales Price - Single-Family Detached

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.