

Local Market Update for March 2021

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	67	56	- 16.4%	150	129	- 14.0%
Pending Sales	34	59	+ 73.5%	105	129	+ 22.9%
Closed Sales	31	44	+ 41.9%	101	102	+ 1.0%
Days on Market Until Sale	13	11	- 15.4%	31	16	- 48.4%
Median Sales Price*	\$288,000	\$352,500	+ 22.4%	\$295,000	\$352,500	+ 19.5%
Average Sales Price*	\$317,042	\$378,259	+ 19.3%	\$329,390	\$389,433	+ 18.2%
Percent of List Price Received*	98.5%	101.7%	+ 3.2%	98.1%	100.2%	+ 2.1%
Inventory of Homes for Sale	75	15	- 80.0%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

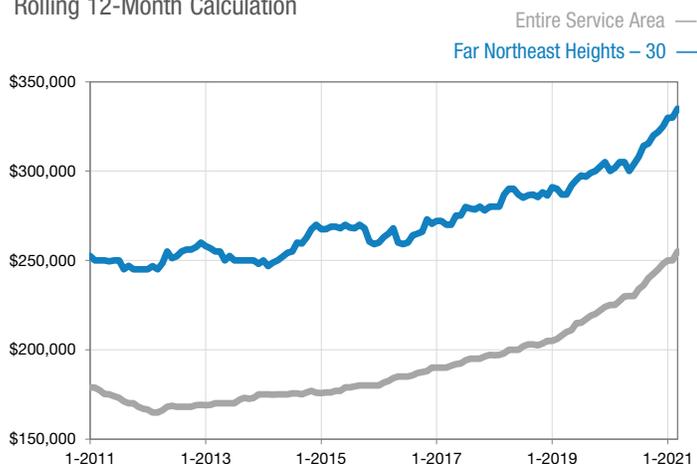
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	22	7	- 68.2%	43	23	- 46.5%
Pending Sales	9	9	0.0%	31	25	- 19.4%
Closed Sales	11	8	- 27.3%	33	27	- 18.2%
Days on Market Until Sale	36	40	+ 11.1%	48	22	- 54.2%
Median Sales Price*	\$195,000	\$265,000	+ 35.9%	\$200,000	\$273,000	+ 36.5%
Average Sales Price*	\$202,818	\$257,358	+ 26.9%	\$216,674	\$257,501	+ 18.8%
Percent of List Price Received*	99.6%	102.3%	+ 2.7%	98.2%	100.6%	+ 2.4%
Inventory of Homes for Sale	20	1	- 95.0%	--	--	--
Months Supply of Inventory	1.6	0.1	- 93.8%	--	--	--

* 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.

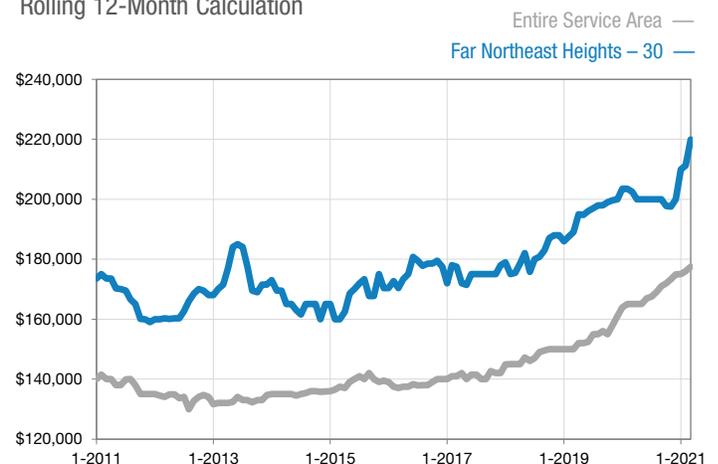
Median Sales Price - Single-Family Detached

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.