

Local Market Update for March 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	37	32	- 13.5%	106	96	- 9.4%
Pending Sales	32	33	+ 3.1%	98	102	+ 4.1%
Closed Sales	34	36	+ 5.9%	90	95	+ 5.6%
Days on Market Until Sale	31	16	- 48.4%	43	19	- 55.8%
Median Sales Price*	\$213,500	\$233,500	+ 9.4%	\$197,000	\$235,000	+ 19.3%
Average Sales Price*	\$213,201	\$240,097	+ 12.6%	\$205,637	\$241,102	+ 17.2%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	39	8	- 79.5%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

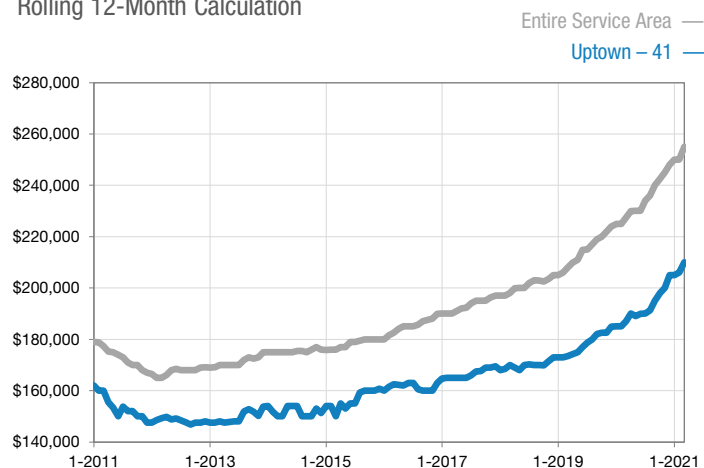
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	4	4	0.0%	14	10	- 28.6%
Pending Sales	5	4	- 20.0%	13	9	- 30.8%
Closed Sales	3	2	- 33.3%	14	12	- 14.3%
Days on Market Until Sale	35	43	+ 22.9%	39	16	- 59.0%
Median Sales Price*	\$95,000	\$192,500	+ 102.6%	\$93,500	\$106,125	+ 13.5%
Average Sales Price*	\$153,333	\$192,500	+ 25.5%	\$115,434	\$121,904	+ 5.6%
Percent of List Price Received*	97.9%	101.1%	+ 3.3%	95.4%	100.6%	+ 5.5%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--

* 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.

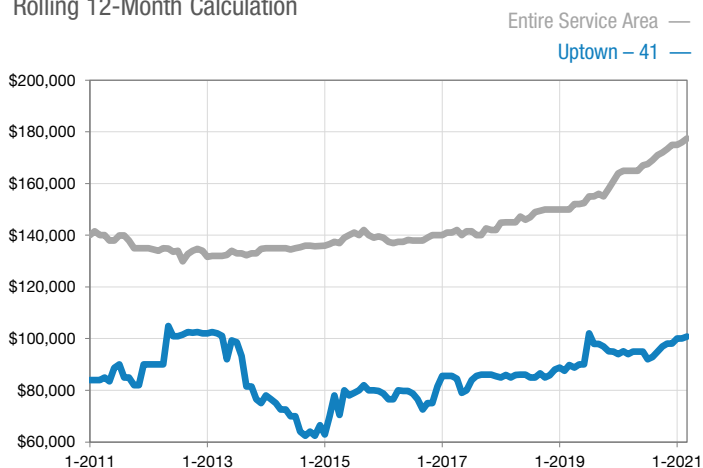
Median Sales Price - Single-Family Detached

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.