

Local Market Update for March 2021

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	24	13	- 45.8%	45	38	- 15.6%
Pending Sales	15	11	- 26.7%	40	32	- 20.0%
Closed Sales	12	13	+ 8.3%	36	23	- 36.1%
Days on Market Until Sale	80	21	- 73.8%	63	20	- 68.3%
Median Sales Price*	\$183,250	\$200,000	+ 9.1%	\$185,500	\$200,000	+ 7.8%
Average Sales Price*	\$203,083	\$246,077	+ 21.2%	\$193,092	\$225,926	+ 17.0%
Percent of List Price Received*	97.4%	97.9%	+ 0.5%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

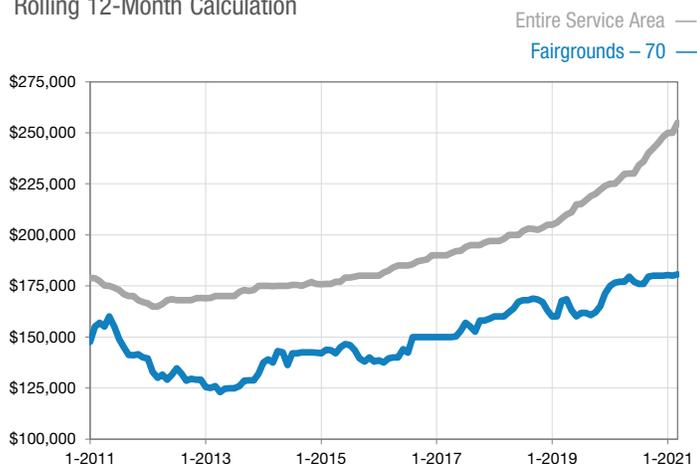
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	2	+ 100.0%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	2	+ 100.0%	2	2	0.0%
Days on Market Until Sale	12	23	+ 91.7%	38	23	- 39.5%
Median Sales Price*	\$163,000	\$186,500	+ 14.4%	\$113,500	\$186,500	+ 64.3%
Average Sales Price*	\$163,000	\$186,500	+ 14.4%	\$113,500	\$186,500	+ 64.3%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	95.2%	99.8%	+ 4.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

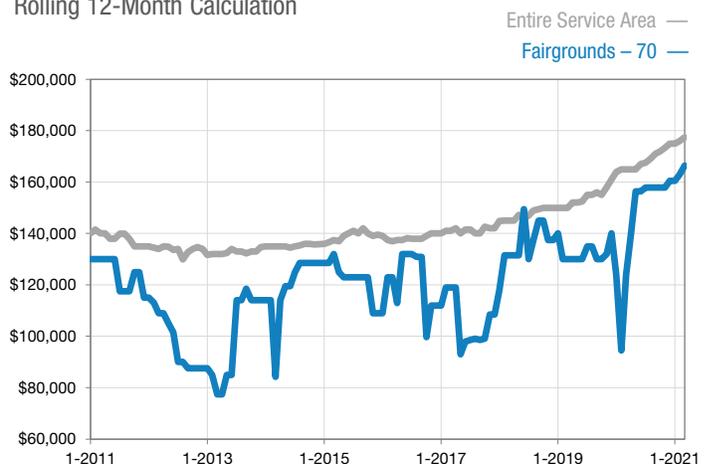
Median Sales Price - Single-Family Detached

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.