

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	97	93	- 4.1%	265	230	- 13.2%
Pending Sales	76	105	+ 38.2%	238	238	0.0%
Closed Sales	87	77	- 11.5%	200	193	- 3.5%
Days on Market Until Sale	29	8	- 72.4%	33	8	- 75.8%
Median Sales Price*	\$176,000	\$202,500	+ 15.1%	\$169,900	\$199,000	+ 17.1%
Average Sales Price*	\$181,531	\$211,180	+ 16.3%	\$175,730	\$203,408	+ 15.8%
Percent of List Price Received*	99.6%	102.2%	+ 2.6%	99.4%	101.6%	+ 2.2%
Inventory of Homes for Sale	98	21	- 78.6%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

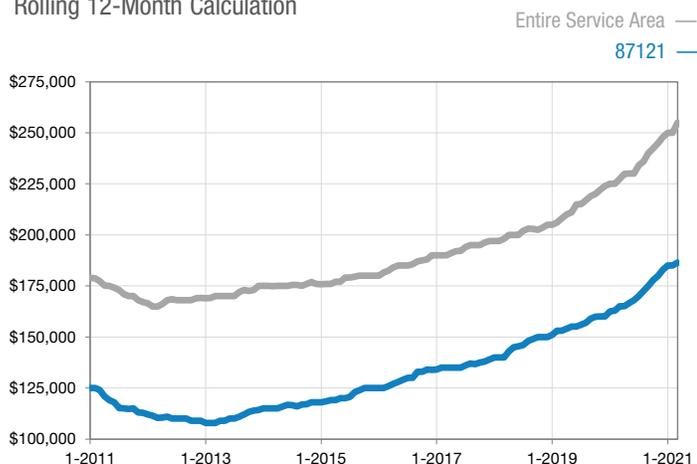
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	3	3	0.0%	6	7	+ 16.7%
Pending Sales	2	2	0.0%	6	6	0.0%
Closed Sales	4	3	- 25.0%	8	9	+ 12.5%
Days on Market Until Sale	86	2	- 97.7%	77	6	- 92.2%
Median Sales Price*	\$176,700	\$170,000	- 3.8%	\$170,200	\$150,000	- 11.9%
Average Sales Price*	\$152,575	\$171,667	+ 12.5%	\$158,388	\$154,826	- 2.2%
Percent of List Price Received*	96.3%	97.1%	+ 0.8%	97.6%	99.9%	+ 2.4%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	--	--	--	--	--

* 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.

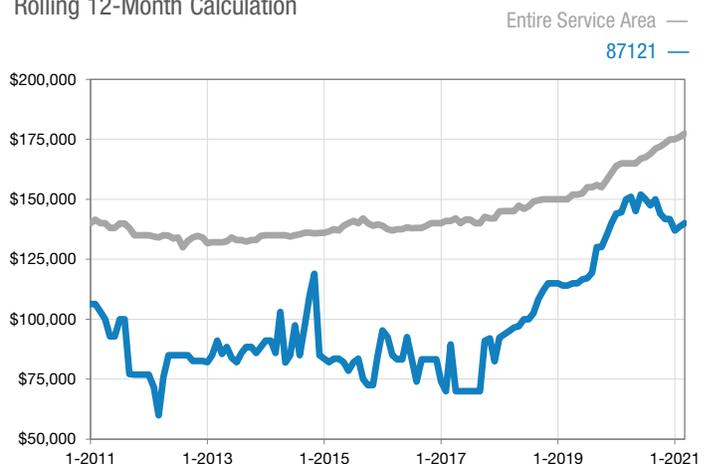
Median Sales Price - Single-Family Detached

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.