

Local Market Update for March 2021

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, 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	104	89	- 14.4%	257	232	- 9.7%
Pending Sales	84	93	+ 10.7%	264	247	- 6.4%
Closed Sales	86	89	+ 3.5%	225	231	+ 2.7%
Days on Market Until Sale	38	14	- 63.2%	33	19	- 42.4%
Median Sales Price*	\$215,000	\$235,000	+ 9.3%	\$205,000	\$225,000	+ 9.8%
Average Sales Price*	\$219,683	\$239,597	+ 9.1%	\$209,554	\$233,855	+ 11.6%
Percent of List Price Received*	99.1%	101.3%	+ 2.2%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	84	26	- 69.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

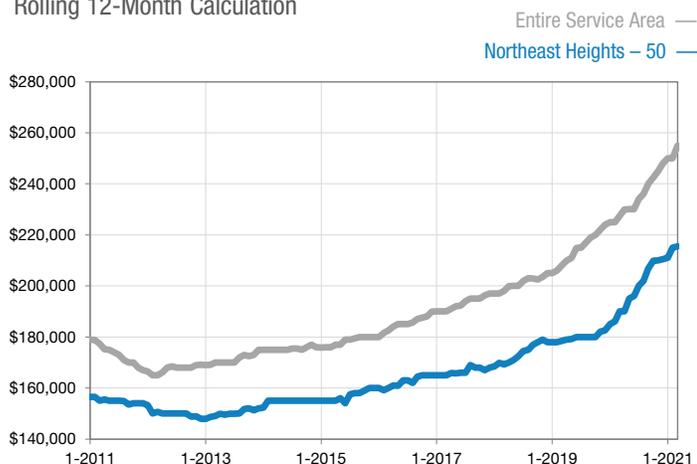
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	12	16	+ 33.3%	40	36	- 10.0%
Pending Sales	12	18	+ 50.0%	38	40	+ 5.3%
Closed Sales	12	11	- 8.3%	34	37	+ 8.8%
Days on Market Until Sale	35	12	- 65.7%	31	23	- 25.8%
Median Sales Price*	\$173,000	\$190,000	+ 9.8%	\$160,000	\$190,000	+ 18.8%
Average Sales Price*	\$167,696	\$181,817	+ 8.4%	\$153,328	\$189,794	+ 23.8%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

* 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.

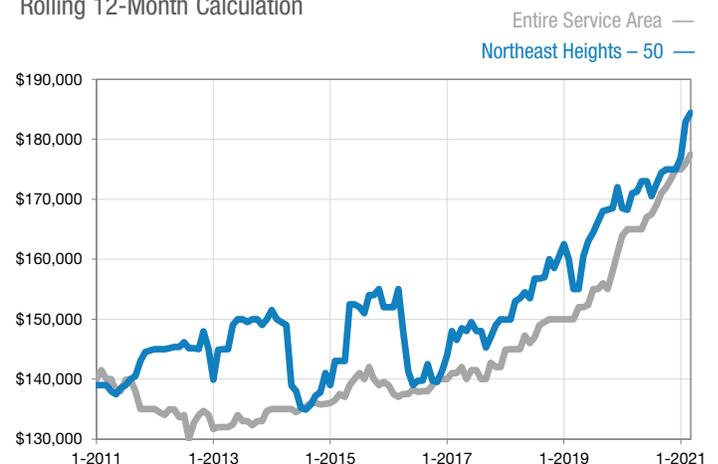
Median Sales Price - Single-Family Detached

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.