

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	43	30	- 30.2%	108	113	+ 4.6%
Pending Sales	22	31	+ 40.9%	80	107	+ 33.8%
Closed Sales	24	39	+ 62.5%	63	104	+ 65.1%
Days on Market Until Sale	64	18	- 71.9%	50	21	- 58.0%
Median Sales Price*	\$151,500	\$185,000	+ 22.1%	\$150,000	\$185,000	+ 23.3%
Average Sales Price*	\$171,669	\$225,359	+ 31.3%	\$171,279	\$226,385	+ 32.2%
Percent of List Price Received*	97.6%	100.5%	+ 3.0%	96.7%	99.8%	+ 3.2%
Inventory of Homes for Sale	78	30	- 61.5%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

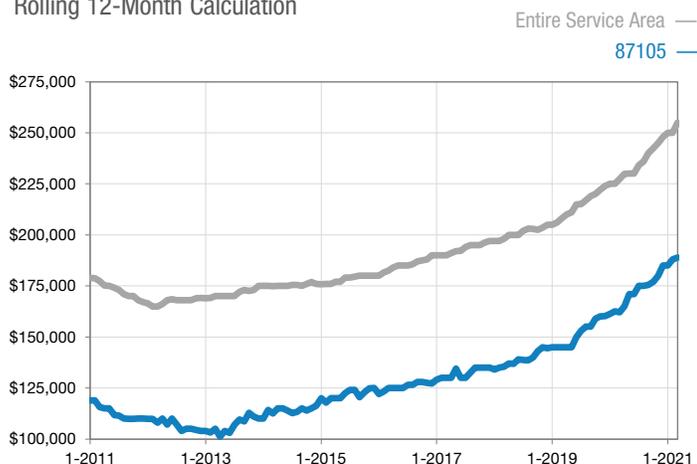
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	4	0	- 100.0%	10	6	- 40.0%
Pending Sales	3	2	- 33.3%	8	6	- 25.0%
Closed Sales	3	3	0.0%	4	5	+ 25.0%
Days on Market Until Sale	10	41	+ 310.0%	24	26	+ 8.3%
Median Sales Price*	\$130,000	\$158,000	+ 21.5%	\$124,500	\$270,000	+ 116.9%
Average Sales Price*	\$128,667	\$183,508	+ 42.6%	\$125,250	\$220,238	+ 75.8%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	--	--	--	--	--

* 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.

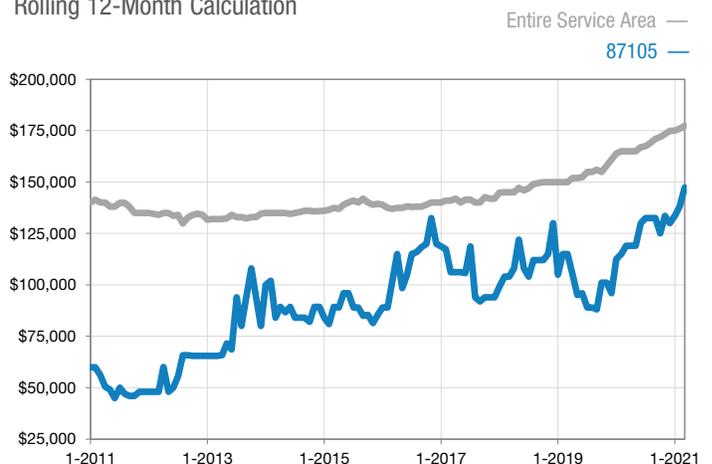
Median Sales Price - Single-Family Detached

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.