

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	62	55	- 11.3%	169	157	- 7.1%
Pending Sales	52	63	+ 21.2%	148	160	+ 8.1%
Closed Sales	41	45	+ 9.8%	121	132	+ 9.1%
Days on Market Until Sale	27	24	- 11.1%	29	30	+ 3.4%
Median Sales Price*	\$248,000	\$247,500	- 0.2%	\$237,000	\$267,500	+ 12.9%
Average Sales Price*	\$272,925	\$303,966	+ 11.4%	\$255,602	\$301,289	+ 17.9%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	64	29	- 54.7%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

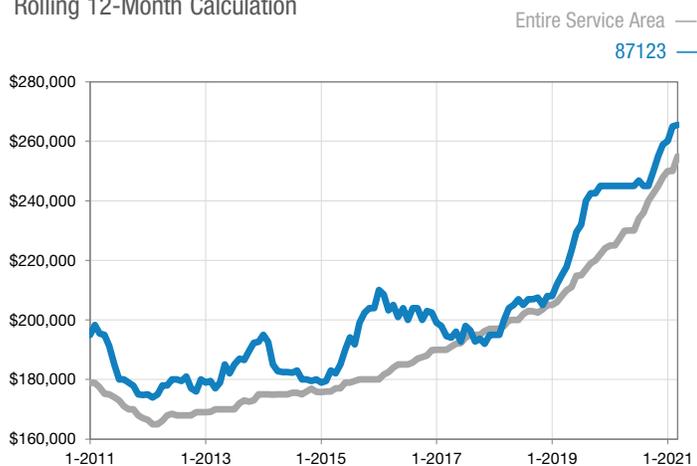
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	12	32	+ 166.7%	40	71	+ 77.5%
Pending Sales	12	34	+ 183.3%	41	71	+ 73.2%
Closed Sales	12	12	0.0%	30	30	0.0%
Days on Market Until Sale	54	16	- 70.4%	49	13	- 73.5%
Median Sales Price*	\$192,500	\$208,500	+ 8.3%	\$187,500	\$211,000	+ 12.5%
Average Sales Price*	\$190,342	\$221,575	+ 16.4%	\$189,320	\$212,797	+ 12.4%
Percent of List Price Received*	98.4%	101.3%	+ 2.9%	98.3%	99.6%	+ 1.3%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--

* 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.

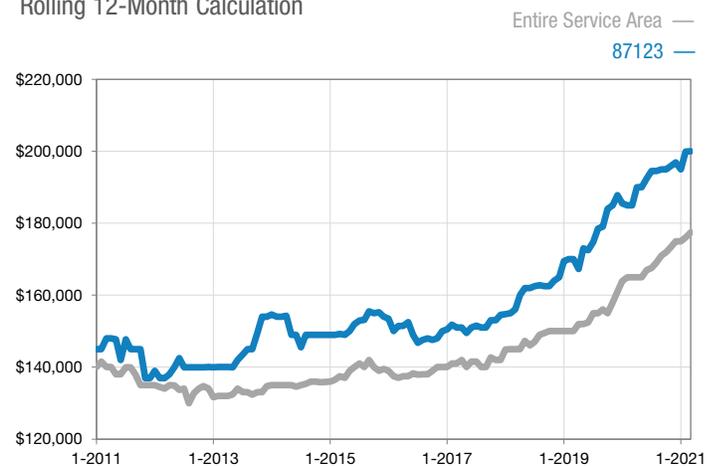
Median Sales Price - Single-Family Detached

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.