

Local Market Update for March 2021

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	28	17	- 39.3%	86	55	- 36.0%
Pending Sales	22	23	+ 4.5%	52	72	+ 38.5%
Closed Sales	16	27	+ 68.8%	47	71	+ 51.1%
Days on Market Until Sale	28	39	+ 39.3%	39	39	0.0%
Median Sales Price*	\$281,750	\$250,000	- 11.3%	\$230,000	\$246,000	+ 7.0%
Average Sales Price*	\$283,219	\$257,285	- 9.2%	\$253,330	\$258,780	+ 2.2%
Percent of List Price Received*	98.9%	98.9%	0.0%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	44	5	- 88.6%	--	--	--
Months Supply of Inventory	2.3	0.2	- 91.3%	--	--	--

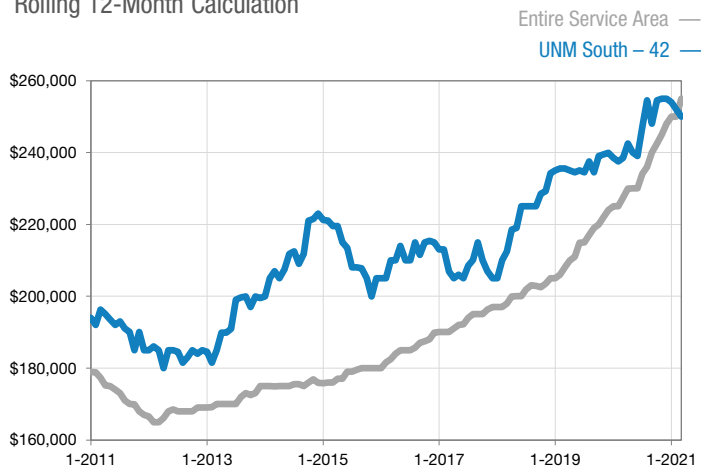
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	9	2	- 77.8%	20	9	- 55.0%
Pending Sales	2	5	+ 150.0%	11	10	- 9.1%
Closed Sales	2	3	+ 50.0%	13	9	- 30.8%
Days on Market Until Sale	43	55	+ 27.9%	28	39	+ 39.3%
Median Sales Price*	\$242,450	\$275,000	+ 13.4%	\$140,000	\$230,000	+ 64.3%
Average Sales Price*	\$242,450	\$285,000	+ 17.6%	\$169,614	\$239,222	+ 41.0%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	96.3%	98.6%	+ 2.4%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	4.5	1.2	- 73.3%	--	--	--

* 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.

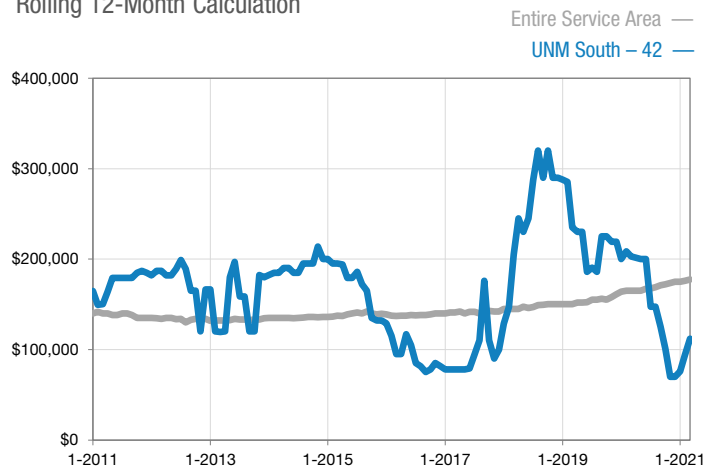
Median Sales Price - Single-Family Detached

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.