

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	48	41	- 14.6%	120	98	- 18.3%
Pending Sales	23	45	+ 95.7%	81	93	+ 14.8%
Closed Sales	36	22	- 38.9%	78	77	- 1.3%
Days on Market Until Sale	54	15	- 72.2%	54	30	- 44.4%
Median Sales Price*	\$560,000	\$610,500	+ 9.0%	\$537,500	\$625,000	+ 16.3%
Average Sales Price*	\$568,225	\$589,921	+ 3.8%	\$578,433	\$664,403	+ 14.9%
Percent of List Price Received*	98.5%	100.4%	+ 1.9%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	84	20	- 76.2%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--

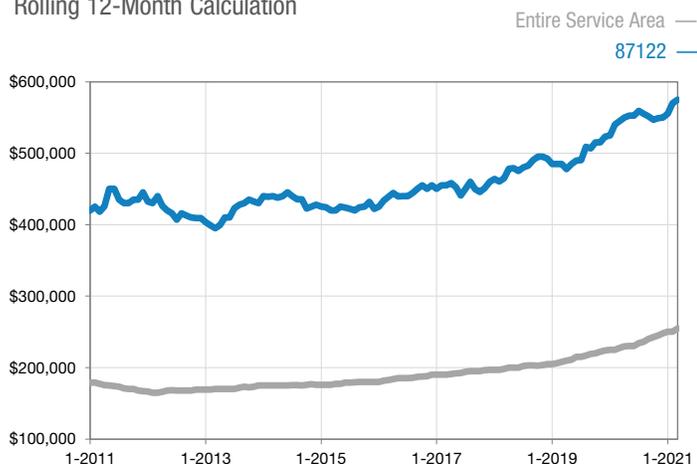
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	1	6	+ 500.0%
Pending Sales	0	2	--	1	5	+ 400.0%
Closed Sales	0	2	--	2	7	+ 250.0%
Days on Market Until Sale	--	75	--	18	32	+ 77.8%
Median Sales Price*	--	\$257,000	--	\$252,950	\$247,000	- 2.4%
Average Sales Price*	--	\$257,000	--	\$252,950	\$254,700	+ 0.7%
Percent of List Price Received*	--	96.2%	--	97.5%	98.9%	+ 1.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

* 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.

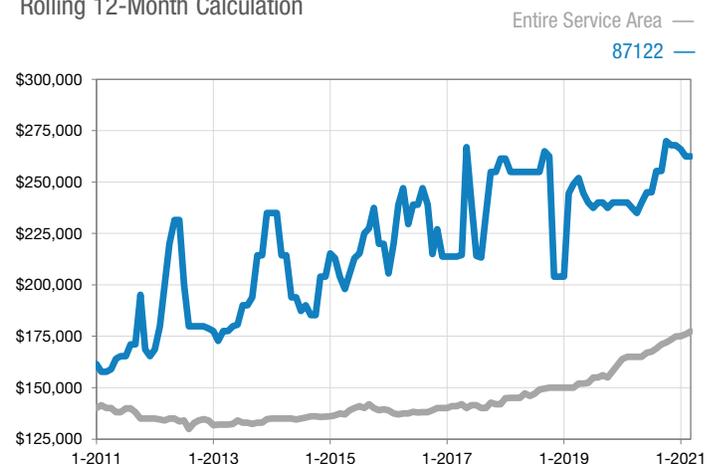
Median Sales Price - Single-Family Detached

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.