Local Market Update for March 2021

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

gaar

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Single-Family Detached

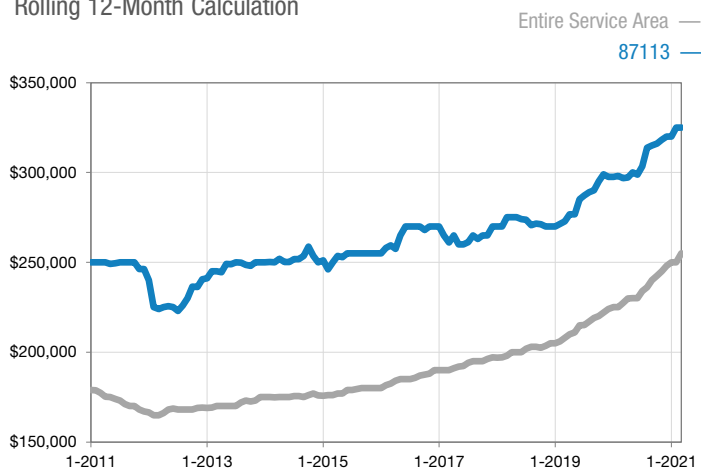| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	24	33	+ 37.5%	60	69	+ 15.0%
Pending Sales	21	22	+ 4.8%	51	55	+ 7.8%
Closed Sales	14	14	0.0%	42	54	+ 28.6%
Days on Market Until Sale	34	7	- 79.4%	39	18	- 53.8%
Median Sales Price*	$308,150	$322,500	+ 4.7%	$303,500	$332,500	+ 9.6%
Average Sales Price*	$297,476	$394,214	+ 32.5%	$311,281	$362,907	+ 16.6%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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.

Single-Family Attached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	4	0	- 100.0%	7	2	- 71.4%
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	2	1	- 50.0%	7	4	- 42.9%
Days on Market Until Sale	4	8	+ 100.0%	7	16	+ 128.6%
Median Sales Price*	$136,500	$225,000	+ 64.8%	$152,000	$177,500	+ 16.8%
Average Sales Price*	$136,500	$225,000	+ 64.8%	$152,057	$179,375	+ 18.0%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.
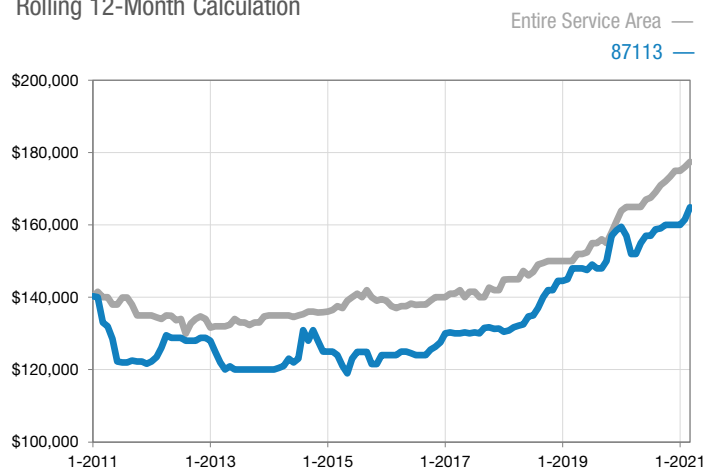
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

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.

Current as of April 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.