Local Market Update for March 2021

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

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Single-Family Detached

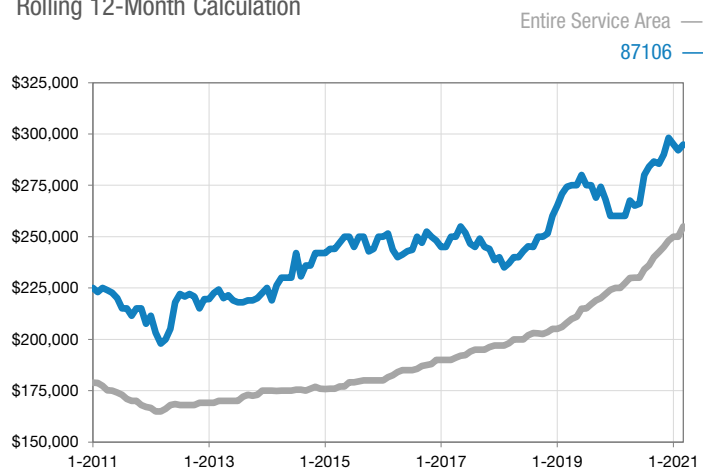| Key Metrics	March			Year to Date		
	2020	**2021**	Percent Change	**Thru 3-2020**	**Thru 3-2021**	Percent Change
New Listings	46	**25**	- 45.7%	102	**62**	- 39.2%
Pending Sales	25	**31**	+ 24.0%	57	**69**	+ 21.1%
Closed Sales	18	**25**	+ 38.9%	52	**72**	+ 38.5%
Days on Market Until Sale	31	**34**	+ 9.7%	43	**34**	- 20.9%
Median Sales Price*	$272,250	**$290,000**	+ 6.5%	$263,500	**$277,000**	+ 5.1%
Average Sales Price*	$273,953	**$311,245**	+ 13.6%	$283,013	**$300,364**	+ 6.1%
Percent of List Price Received*	97.5%	**99.3%**	+ 1.8%	96.9%	**99.1%**	+ 2.3%
Inventory of Homes for Sale	72	**12**	- 83.3%	--	**--**	--
Months Supply of Inventory	3.2	**0.5**	- 84.4%	--	**--**	--

* 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

Key Metrics	March			Year to Date		
	2020	**2021**	Percent Change	**Thru 3-2020**	**Thru 3-2021**	Percent Change
New Listings	5	**7**	+ 40.0%	14	**13**	- 7.1%
Pending Sales	2	**6**	+ 200.0%	7	**10**	+ 42.9%
Closed Sales	1	**2**	+ 100.0%	8	**5**	- 37.5%
Days on Market Until Sale	9	**10**	+ 11.1%	33	**9**	- 72.7%
Median Sales Price*	$140,000	**$255,000**	+ 82.1%	$165,000	**$215,000**	+ 30.3%
Average Sales Price*	$140,000	**$255,000**	+ 82.1%	$162,062	**$169,400**	+ 4.5%
Percent of List Price Received*	98.6%	**95.4%**	- 3.2%	96.2%	**96.9%**	+ 0.7%
Inventory of Homes for Sale	11	**4**	- 63.6%	--	**--**	--
Months Supply of Inventory	3.7	**1.1**	- 70.3%	--	**--**	--

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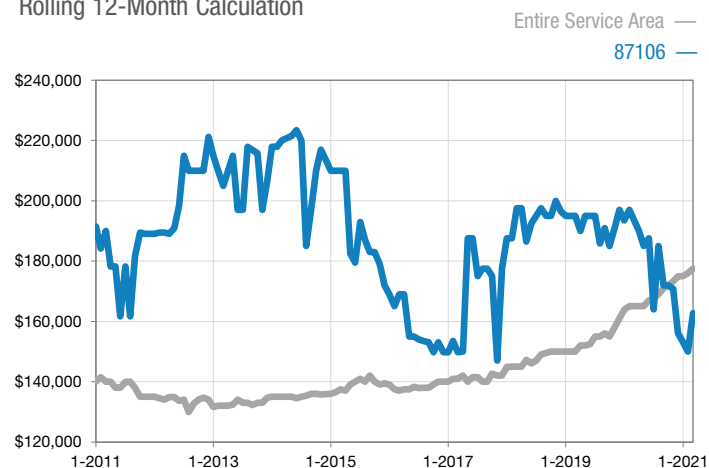
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87106 —

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

Entire Service Area —
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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.