

Local Market Update for March 2021

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



87104

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	27	13	- 51.9%	63	35	- 44.4%
Pending Sales	7	13	+ 85.7%	31	35	+ 12.9%
Closed Sales	15	16	+ 6.7%	32	33	+ 3.1%
Days on Market Until Sale	22	25	+ 13.6%	47	37	- 21.3%
Median Sales Price*	\$230,000	\$305,000	+ 32.6%	\$240,000	\$340,000	+ 41.7%
Average Sales Price*	\$339,771	\$374,020	+ 10.1%	\$327,771	\$373,675	+ 14.0%
Percent of List Price Received*	99.4%	102.3%	+ 2.9%	97.6%	99.8%	+ 2.3%
Inventory of Homes for Sale	39	9	- 76.9%	--	--	--
Months Supply of Inventory	3.6	0.7	- 80.6%	--	--	--

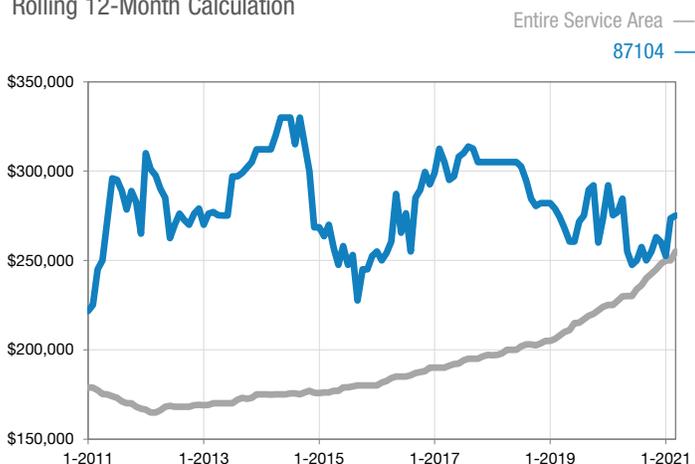
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	8	3	- 62.5%	21	9	- 57.1%
Pending Sales	6	5	- 16.7%	10	10	0.0%
Closed Sales	0	2	--	7	4	- 42.9%
Days on Market Until Sale	--	1	--	34	2	- 94.1%
Median Sales Price*	--	\$317,500	--	\$221,000	\$316,000	+ 43.0%
Average Sales Price*	--	\$317,500	--	\$226,643	\$306,125	+ 35.1%
Percent of List Price Received*	--	98.6%	--	96.8%	98.9%	+ 2.2%
Inventory of Homes for Sale	12	0	- 100.0%	--	--	--
Months Supply of Inventory	3.7	--	--	--	--	--

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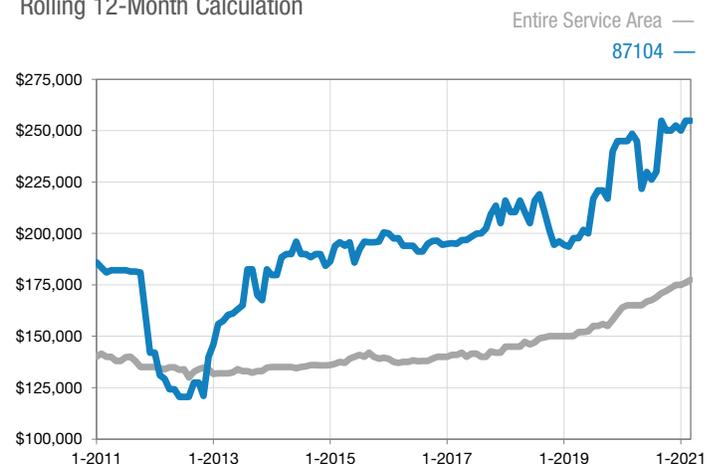
Median Sales Price - Single-Family Detached

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.