

# Local Market Update for March 2021

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	18	27	+ 50.0%	66	62	- 6.1%
Pending Sales	17	22	+ 29.4%	57	62	+ 8.8%
Closed Sales	20	16	- 20.0%	46	49	+ 6.5%
Days on Market Until Sale	27	9	- 66.7%	39	16	- 59.0%
Median Sales Price*	\$242,000	\$271,950	+ 12.4%	\$242,500	\$297,500	+ 22.7%
Average Sales Price*	\$257,490	\$297,528	+ 15.5%	\$264,204	\$305,397	+ 15.6%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	98.3%	99.2%	+ 0.9%
Inventory of Homes for Sale	28	9	- 67.9%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--

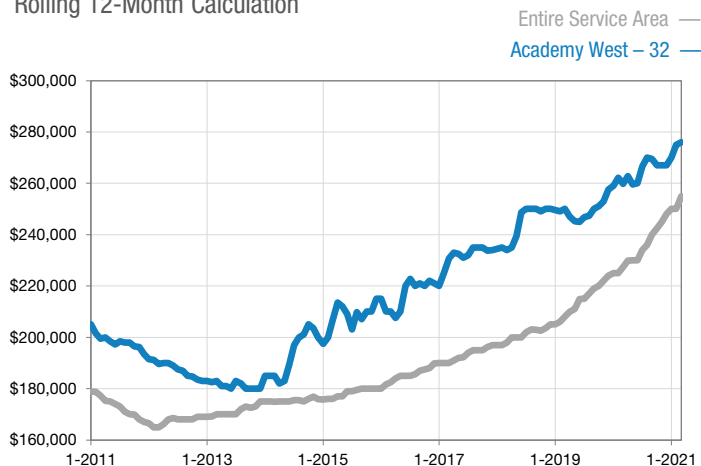
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	11	15	+ 36.4%	44	40	- 9.1%
Pending Sales	11	20	+ 81.8%	39	41	+ 5.1%
Closed Sales	12	15	+ 25.0%	33	31	- 6.1%
Days on Market Until Sale	7	5	- 28.6%	10	10	0.0%
Median Sales Price*	\$222,500	\$110,000	- 50.6%	\$185,000	\$141,000	- 23.8%
Average Sales Price*	\$209,292	\$145,227	- 30.6%	\$188,441	\$152,010	- 19.3%
Percent of List Price Received*	99.0%	101.1%	+ 2.1%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--

\* 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.

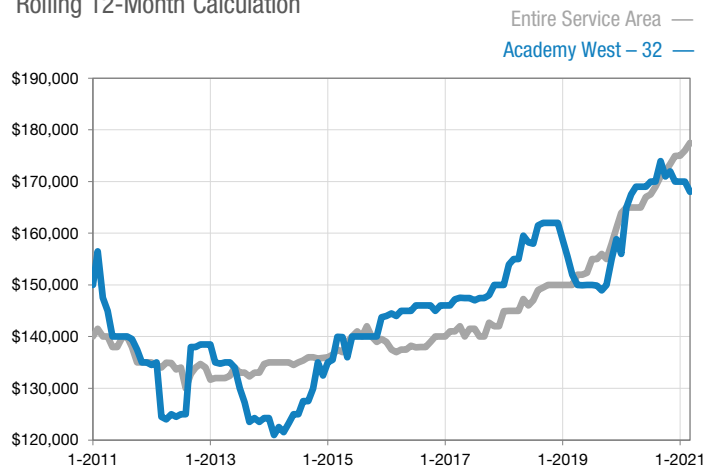
### Median Sales Price - Single-Family Detached

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.