

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	73	54	- 26.0%	172	142	- 17.4%
Pending Sales	50	59	+ 18.0%	171	164	- 4.1%
Closed Sales	57	62	+ 8.8%	143	146	+ 2.1%
Days on Market Until Sale	41	16	- 61.0%	33	22	- 33.3%
Median Sales Price*	\$225,000	\$245,500	+ 9.1%	\$215,000	\$231,500	+ 7.7%
Average Sales Price*	\$229,211	\$265,817	+ 16.0%	\$225,709	\$250,438	+ 11.0%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	63	10	- 84.1%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

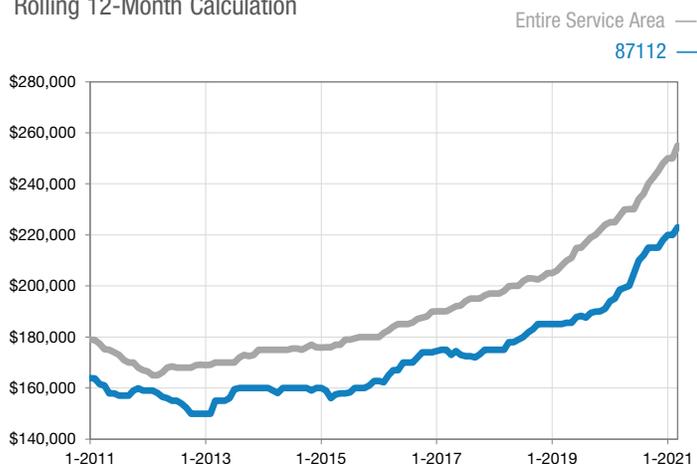
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	27	23	- 14.8%
Pending Sales	6	9	+ 50.0%	27	23	- 14.8%
Closed Sales	11	9	- 18.2%	24	21	- 12.5%
Days on Market Until Sale	25	6	- 76.0%	29	27	- 6.9%
Median Sales Price*	\$175,000	\$142,000	- 18.9%	\$165,500	\$180,000	+ 8.8%
Average Sales Price*	\$156,214	\$153,009	- 2.1%	\$152,133	\$171,761	+ 12.9%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	99.4%	100.1%	+ 0.7%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

* 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.

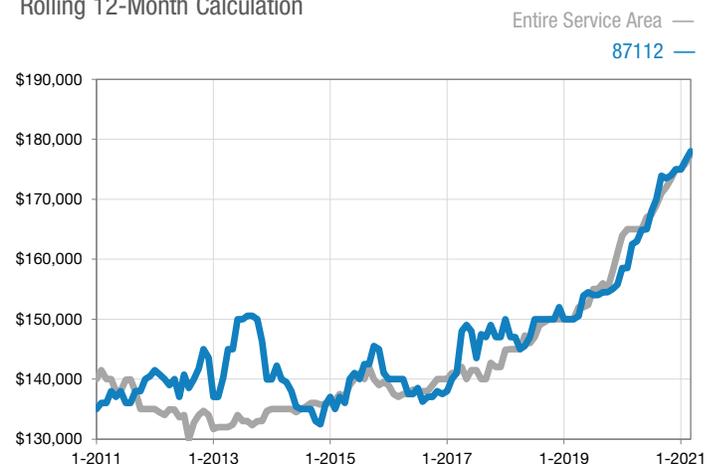
Median Sales Price - Single-Family Detached

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.