

Local Market Update for March 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	95	83	- 12.6%	273	212	- 22.3%
Pending Sales	66	86	+ 30.3%	205	212	+ 3.4%
Closed Sales	84	80	- 4.8%	180	175	- 2.8%
Days on Market Until Sale	40	15	- 62.5%	39	23	- 41.0%
Median Sales Price*	\$255,000	\$305,950	+ 20.0%	\$250,000	\$292,500	+ 17.0%
Average Sales Price*	\$274,582	\$332,492	+ 21.1%	\$277,499	\$328,644	+ 18.4%
Percent of List Price Received*	99.3%	100.3%	+ 1.0%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	119	33	- 72.3%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--

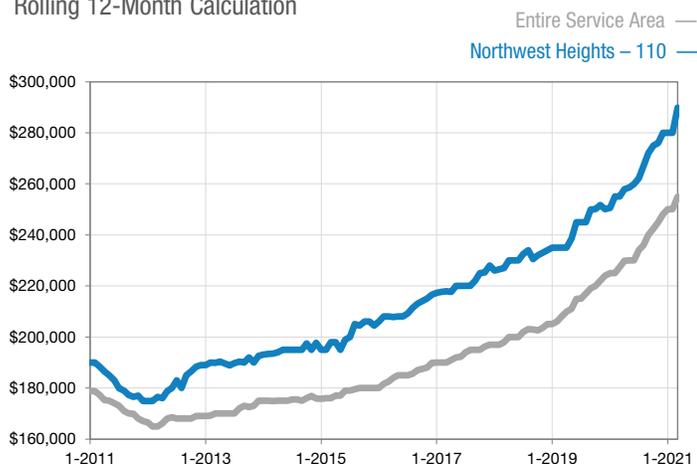
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	15	13	- 13.3%
Pending Sales	7	5	- 28.6%	19	14	- 26.3%
Closed Sales	4	6	+ 50.0%	12	10	- 16.7%
Days on Market Until Sale	40	31	- 22.5%	50	25	- 50.0%
Median Sales Price*	\$296,495	\$210,000	- 29.2%	\$313,990	\$174,250	- 44.5%
Average Sales Price*	\$263,233	\$256,774	- 2.5%	\$273,419	\$213,205	- 22.0%
Percent of List Price Received*	98.6%	100.2%	+ 1.6%	97.8%	99.4%	+ 1.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--

* 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.

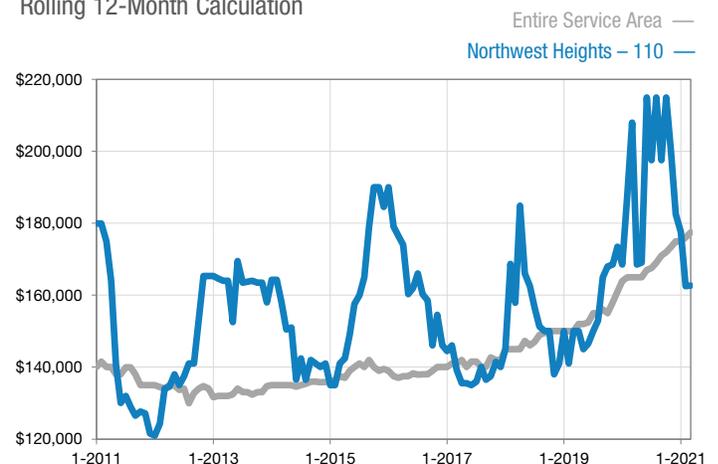
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.