

Local Market Update for March 2021

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



87120

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	139	114	- 18.0%	381	297	- 22.0%
Pending Sales	100	111	+ 11.0%	282	291	+ 3.2%
Closed Sales	103	107	+ 3.9%	244	253	+ 3.7%
Days on Market Until Sale	34	15	- 55.9%	35	20	- 42.9%
Median Sales Price*	\$242,500	\$281,000	+ 15.9%	\$232,000	\$265,000	+ 14.2%
Average Sales Price*	\$263,418	\$310,710	+ 18.0%	\$255,378	\$300,928	+ 17.8%
Percent of List Price Received*	99.3%	100.6%	+ 1.3%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	169	44	- 74.0%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--

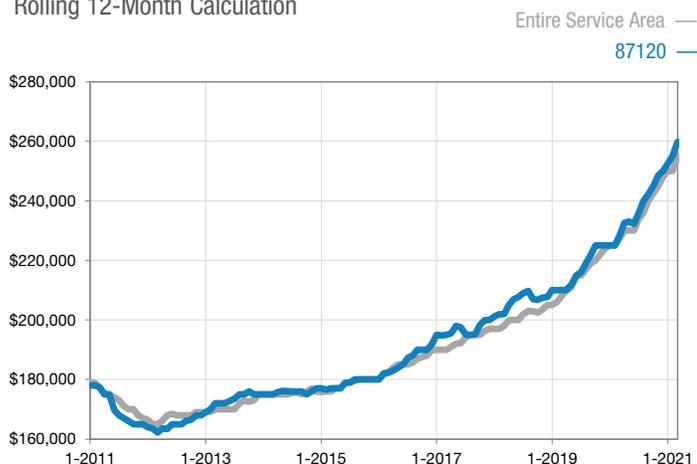
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	17	14	- 17.6%	41	39	- 4.9%
Pending Sales	13	15	+ 15.4%	40	41	+ 2.5%
Closed Sales	11	17	+ 54.5%	30	34	+ 13.3%
Days on Market Until Sale	24	19	- 20.8%	28	17	- 39.3%
Median Sales Price*	\$159,000	\$185,000	+ 16.4%	\$164,500	\$181,750	+ 10.5%
Average Sales Price*	\$189,803	\$208,920	+ 10.1%	\$204,910	\$192,501	- 6.1%
Percent of List Price Received*	99.3%	101.0%	+ 1.7%	98.4%	100.3%	+ 1.9%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--

* 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.

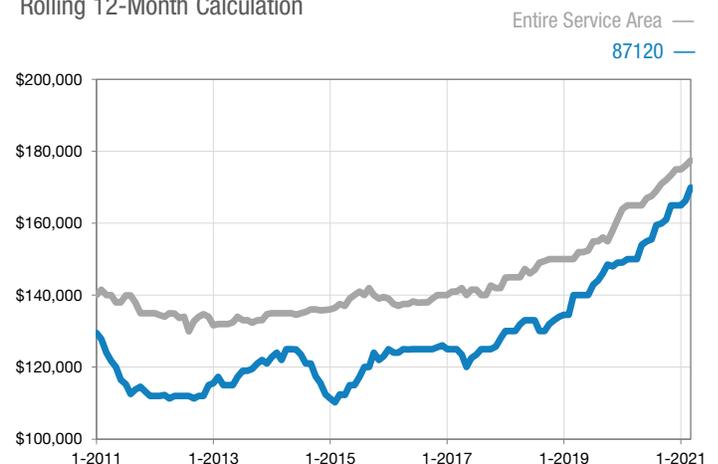
Median Sales Price - Single-Family Detached

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.