Local Market Update for March 2021

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

gaar

Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached

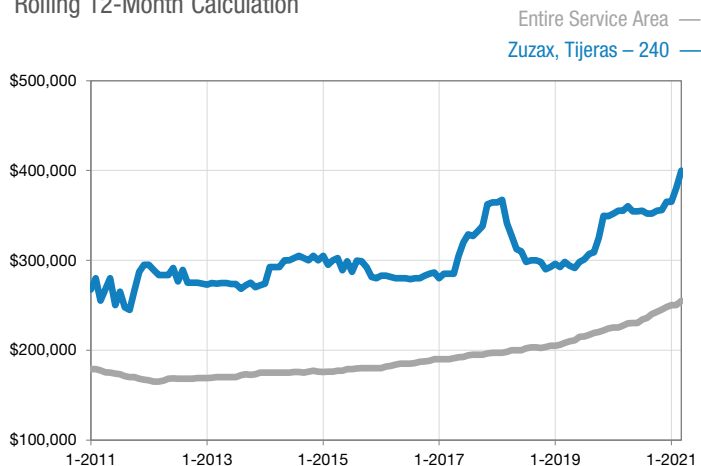| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	14	5	- 64.3%	24	25	+ 4.2%
Pending Sales	11	6	- 45.5%	26	23	- 11.5%
Closed Sales	12	10	- 16.7%	23	20	- 13.0%
Days on Market Until Sale	50	30	- 40.0%	75	28	- 62.7%
Median Sales Price*	$358,500	$470,000	+ 31.1%	$374,750	$486,000	+ 29.7%
Average Sales Price*	$401,250	$524,520	+ 30.7%	$406,152	$502,205	+ 23.6%
Percent of List Price Received*	98.3%	97.3%	- 1.0%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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

Entire Service Area —
Zuzax, Tijeras – 240 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Zuzax, Tijeras – 240 —

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.