Local Market Update for March 2021

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

gaar

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Single-Family Detached

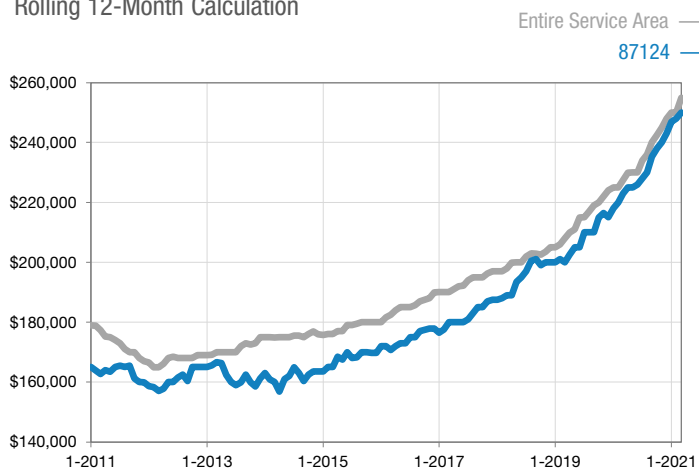| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	100	**104**	+ 4.0%	289	**266**	- 8.0%
Pending Sales	84	**104**	+ 23.8%	256	**279**	+ 9.0%
Closed Sales	86	**90**	+ 4.7%	234	**239**	+ 2.1%
Days on Market Until Sale	28	**15**	- 46.4%	32	**15**	- 53.1%
Median Sales Price*	$225,000	**$265,000**	+ 17.8%	$225,500	**$263,000**	+ 16.6%
Average Sales Price*	$255,242	**$293,015**	+ 14.8%	$248,099	**$285,869**	+ 15.2%
Percent of List Price Received*	98.6%	**100.5%**	+ 1.9%	98.8%	**100.2%**	+ 1.4%
Inventory of Homes for Sale	103	**31**	- 69.9%	--	**--**	--
Months Supply of Inventory	1.1	**0.3**	- 72.7%	--	**--**	--

* 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.

Single-Family Attached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	13	**10**	- 23.1%	30	**33**	+ 10.0%
Pending Sales	5	**14**	+ 180.0%	23	**36**	+ 56.5%
Closed Sales	9	**15**	+ 66.7%	23	**26**	+ 13.0%
Days on Market Until Sale	18	**10**	- 44.4%	21	**8**	- 61.9%
Median Sales Price*	$179,000	**$171,752**	- 4.0%	$135,500	**$169,000**	+ 24.7%
Average Sales Price*	$168,845	**$173,929**	+ 3.0%	$148,181	**$172,420**	+ 16.4%
Percent of List Price Received*	98.7%	**102.5%**	+ 3.9%	97.5%	**101.6%**	+ 4.2%
Inventory of Homes for Sale	15	**1**	- 93.3%	--	**--**	--
Months Supply of Inventory	1.6	**0.1**	- 93.8%	--	**--**	--

* 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.
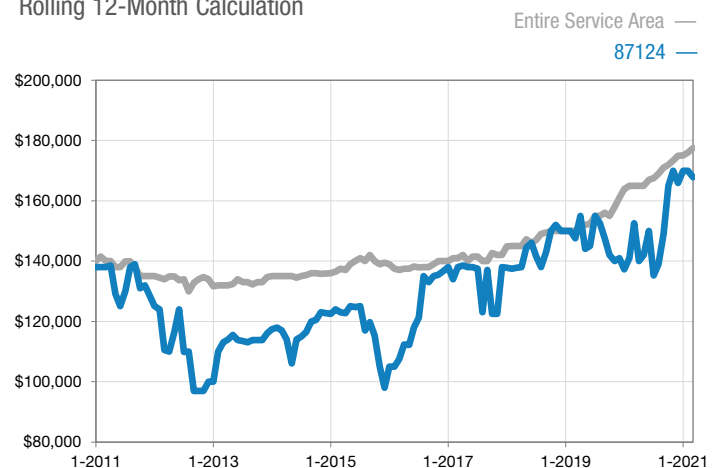
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87124 —

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

Entire Service Area —
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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.

Current as of April 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.