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

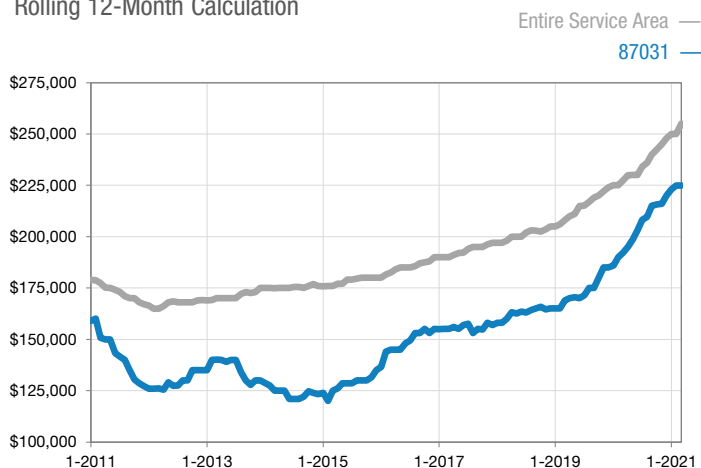| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	49	41	- 16.3%	162	135	- 16.7%
Pending Sales	42	42	0.0%	128	138	+ 7.8%
Closed Sales	39	61	+ 56.4%	100	135	+ 35.0%
Days on Market Until Sale	34	34	0.0%	55	34	- 38.2%
Median Sales Price*	$219,500	$229,000	+ 4.3%	$216,750	$235,000	+ 8.4%
Average Sales Price*	$221,476	$247,369	+ 11.7%	$218,354	$259,118	+ 18.7%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.5%	99.7%	+ 1.2%
Inventory of Homes for Sale	121	37	- 69.4%	--	--	--
Months Supply of Inventory	2.8	0.7	- 75.0%	--	--	--

* 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.

Single-Family Attached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	2	3	+ 50.0%	8	8	0.0%
Pending Sales	3	3	0.0%	8	8	0.0%
Closed Sales	3	5	+ 66.7%	8	7	- 12.5%
Days on Market Until Sale	44	11	- 75.0%	33	10	- 69.7%
Median Sales Price*	$146,300	$170,000	+ 16.2%	$143,100	$142,500	- 0.4%
Average Sales Price*	$152,100	$153,300	+ 0.8%	$148,325	$149,286	+ 0.6%
Percent of List Price Received*	99.1%	100.4%	+ 1.3%	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

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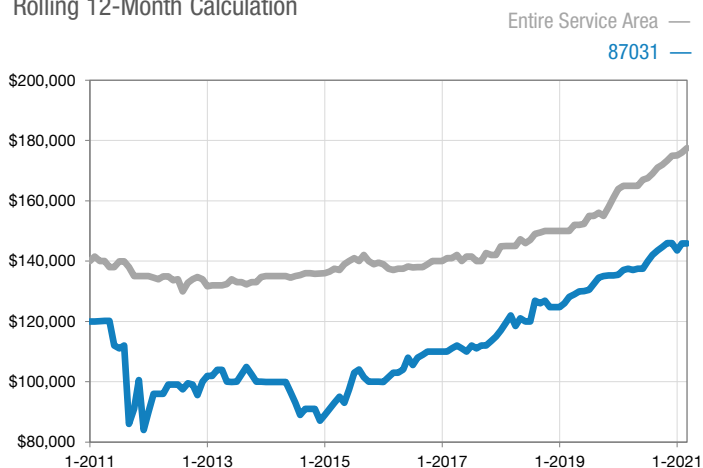
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

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

Entire Service Area —
87031 —

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.