

Local Market Update for March 2021

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	23	25	+ 8.7%	73	53	- 27.4%
Pending Sales	11	21	+ 90.9%	38	56	+ 47.4%
Closed Sales	15	17	+ 13.3%	32	55	+ 71.9%
Days on Market Until Sale	28	29	+ 3.6%	48	26	- 45.8%
Median Sales Price*	\$218,900	\$225,000	+ 2.8%	\$188,500	\$214,045	+ 13.6%
Average Sales Price*	\$239,327	\$298,401	+ 24.7%	\$204,682	\$259,774	+ 26.9%
Percent of List Price Received*	96.7%	100.4%	+ 3.8%	96.8%	99.7%	+ 3.0%
Inventory of Homes for Sale	56	15	- 73.2%	--	--	--
Months Supply of Inventory	3.9	0.8	- 79.5%	--	--	--

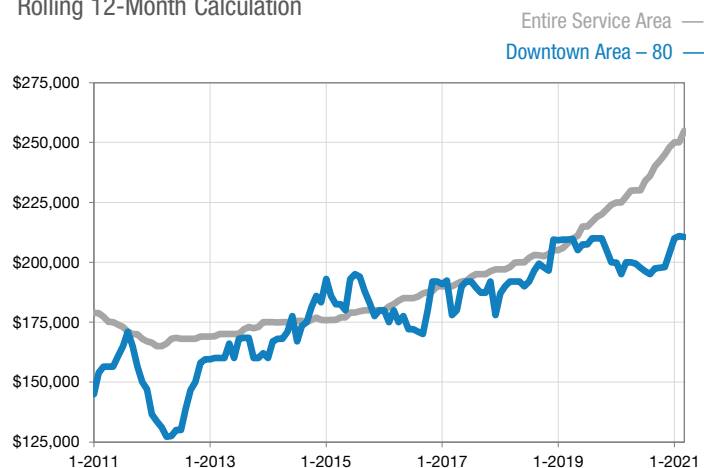
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	10	14	+ 40.0%	37	29	- 21.6%
Pending Sales	7	15	+ 114.3%	22	27	+ 22.7%
Closed Sales	7	5	- 28.6%	24	18	- 25.0%
Days on Market Until Sale	29	35	+ 20.7%	35	41	+ 17.1%
Median Sales Price*	\$192,000	\$205,000	+ 6.8%	\$205,250	\$276,250	+ 34.6%
Average Sales Price*	\$184,857	\$235,600	+ 27.4%	\$222,121	\$251,444	+ 13.2%
Percent of List Price Received*	98.2%	97.6%	- 0.6%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--

* 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.

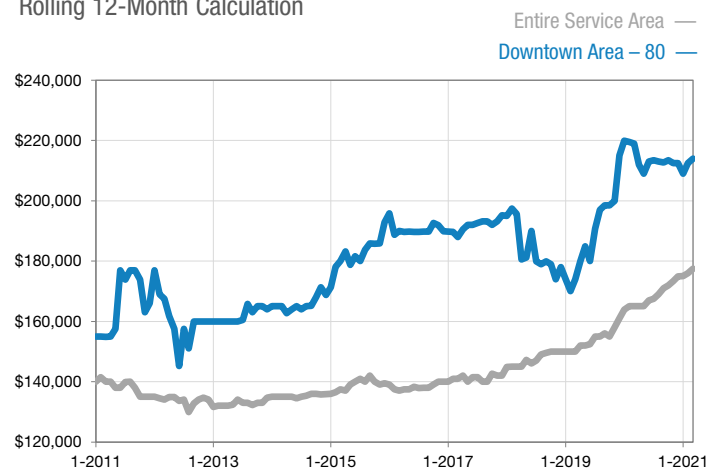
Median Sales Price - Single-Family Detached

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.