Local Market Update for March 2021

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

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Single-Family Detached

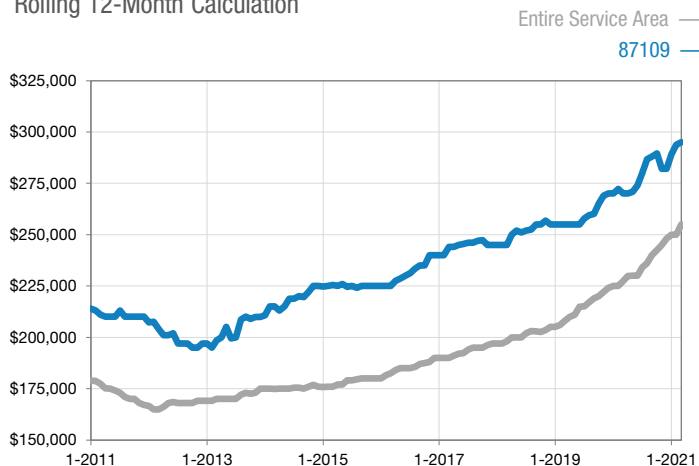| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	32	41	+ 28.1%	104	98	- 5.8%
Pending Sales	28	38	+ 35.7%	87	98	+ 12.6%
Closed Sales	27	28	+ 3.7%	72	77	+ 6.9%
Days on Market Until Sale	22	7	- 68.2%	35	14	- 60.0%
Median Sales Price*	$244,000	$295,000	+ 20.9%	$261,050	$309,000	+ 18.4%
Average Sales Price*	$259,206	$308,998	+ 19.2%	$276,633	$315,792	+ 14.2%
Percent of List Price Received*	98.5%	101.1%	+ 2.6%	98.4%	99.6%	+ 1.2%
Inventory of Homes for Sale	41	12	- 70.7%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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	17	+ 30.8%	54	42	- 22.2%
Pending Sales	12	21	+ 75.0%	48	42	- 12.5%
Closed Sales	17	15	- 11.8%	45	32	- 28.9%
Days on Market Until Sale	6	5	- 16.7%	14	9	- 35.7%
Median Sales Price*	$210,000	$110,000	- 47.6%	$195,700	$145,500	- 25.7%
Average Sales Price*	$210,235	$145,227	- 30.9%	$186,676	$158,259	- 15.2%
Percent of List Price Received*	99.6%	101.1%	+ 1.5%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--

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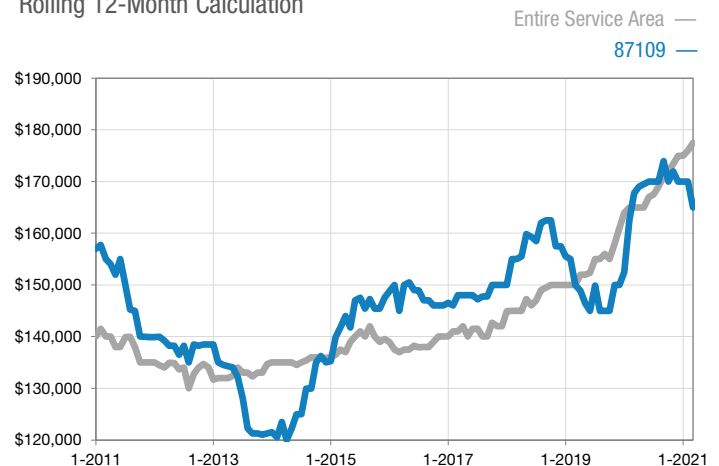
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87109 —

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

Entire Service Area —
87109 —

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.