

Local Market Update for March 2021

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



87108

| Single-Family Detached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 41 | 28 | - 31.7% | 104 | 80 | - 23.1% |
| Pending Sales | 32 | 26 | - 18.8% | 74 | 80 | + 8.1% |
| Closed Sales | 21 | 22 | + 4.8% | 58 | 71 | + 22.4% |
| Days on Market Until Sale | 40 | 28 | - 30.0% | 42 | 35 | - 16.7% |
| Median Sales Price* | \$187,000 | \$214,900 | + 14.9% | \$176,500 | \$230,000 | + 30.3% |
| Average Sales Price* | \$224,513 | \$226,493 | + 0.9% | \$205,420 | \$240,296 | + 17.0% |
| Percent of List Price Received* | 96.7% | 97.9% | + 1.2% | 97.5% | 99.2% | + 1.7% |
| Inventory of Homes for Sale | 53 | 18 | - 66.0% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 0.6 | - 72.7% | -- | -- | -- |

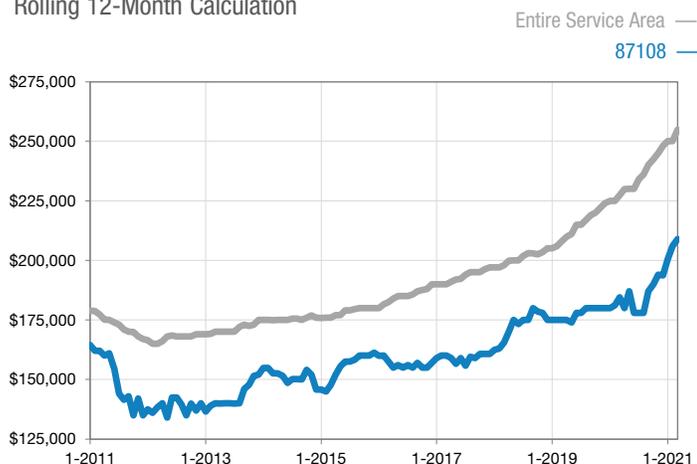
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 9 | 4 | - 55.6% | 18 | 11 | - 38.9% |
| Pending Sales | 2 | 4 | + 100.0% | 11 | 11 | 0.0% |
| Closed Sales | 3 | 5 | + 66.7% | 11 | 10 | - 9.1% |
| Days on Market Until Sale | 36 | 44 | + 22.2% | 22 | 48 | + 118.2% |
| Median Sales Price* | \$163,000 | \$228,000 | + 39.9% | \$122,500 | \$206,500 | + 68.6% |
| Average Sales Price* | \$210,133 | \$224,600 | + 6.9% | \$175,816 | \$225,400 | + 28.2% |
| Percent of List Price Received* | 98.9% | 97.9% | - 1.0% | 97.3% | 97.9% | + 0.6% |
| Inventory of Homes for Sale | 11 | 6 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 1.9 | - 48.6% | -- | -- | -- |

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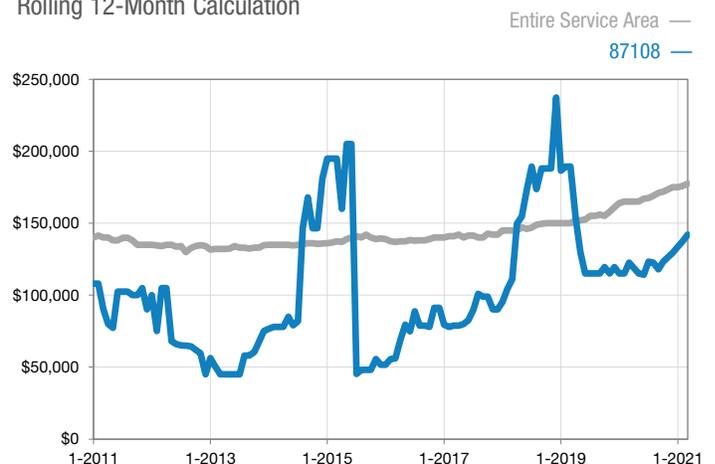
Median Sales Price - Single-Family Detached

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.