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

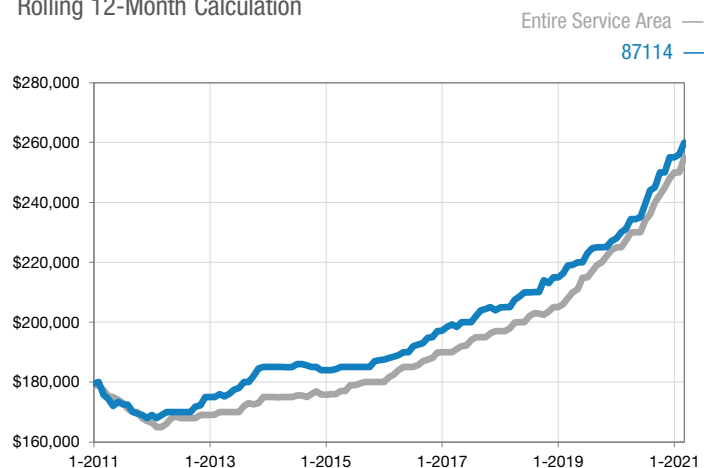| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	121	140	+ 15.7%	334	344	+ 3.0%
Pending Sales	98	152	+ 55.1%	301	354	+ 17.6%
Closed Sales	101	111	+ 9.9%	250	297	+ 18.8%
Days on Market Until Sale	26	11	- 57.7%	35	14	- 60.0%
Median Sales Price*	$246,000	$278,000	+ 13.0%	$250,000	$267,500	+ 7.0%
Average Sales Price*	$265,725	$318,311	+ 19.8%	$269,155	$299,857	+ 11.4%
Percent of List Price Received*	99.0%	100.9%	+ 1.9%	98.8%	100.4%	+ 1.6%
Inventory of Homes for Sale	131	29	- 77.9%	--	--	--
Months Supply of Inventory	1.2	0.3	- 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	6	4	- 33.3%	14	17	+ 21.4%
Pending Sales	2	3	+ 50.0%	11	17	+ 54.5%
Closed Sales	2	6	+ 200.0%	7	17	+ 142.9%
Days on Market Until Sale	19	13	- 31.6%	23	13	- 43.5%
Median Sales Price*	$156,250	$156,000	- 0.2%	$132,500	$155,500	+ 17.4%
Average Sales Price*	$156,250	$184,333	+ 18.0%	$138,914	$179,669	+ 29.3%
Percent of List Price Received*	98.6%	102.2%	+ 3.7%	97.6%	100.7%	+ 3.2%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--

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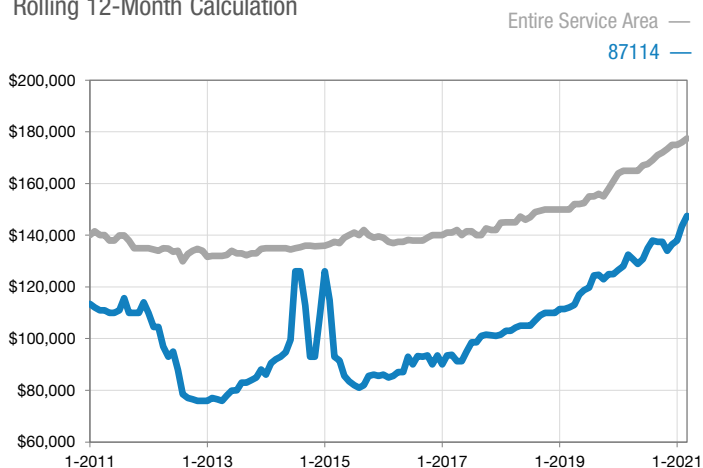
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87114 —

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

Entire Service Area —
87114 —

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.