

Local Market Update for March 2021

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

| Single-Family Detached | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 24 | 13 | - 45.8% | 45 | 38 | - 15.6% |
| Pending Sales | 15 | 11 | - 26.7% | 40 | 32 | - 20.0% |
| Closed Sales | 12 | 13 | + 8.3% | 36 | 23 | - 36.1% |
| Days on Market Until Sale | 80 | 21 | - 73.8% | 63 | 20 | - 68.3% |
| Median Sales Price* | \$183,250 | \$200,000 | + 9.1% | \$185,500 | \$200,000 | + 7.8% |
| Average Sales Price* | \$203,083 | \$246,077 | + 21.2% | \$193,092 | \$225,926 | + 17.0% |
| Percent of List Price Received* | 97.4% | 97.9% | + 0.5% | 98.1% | 98.5% | + 0.4% |
| Inventory of Homes for Sale | 26 | 12 | - 53.8% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 0.9 | - 50.0% | -- | -- | -- |

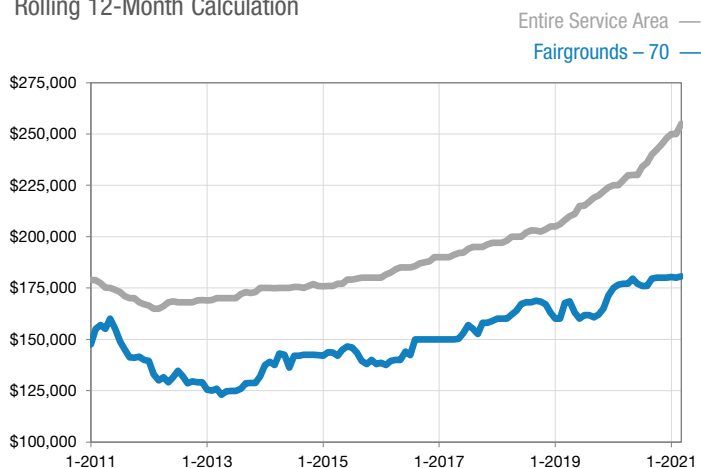
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 1 | 2 | + 100.0% |
| Pending Sales | 1 | 0 | - 100.0% | 3 | 2 | - 33.3% |
| Closed Sales | 1 | 2 | + 100.0% | 2 | 2 | 0.0% |
| Days on Market Until Sale | 12 | 23 | + 91.7% | 38 | 23 | - 39.5% |
| Median Sales Price* | \$163,000 | \$186,500 | + 14.4% | \$113,500 | \$186,500 | + 64.3% |
| Average Sales Price* | \$163,000 | \$186,500 | + 14.4% | \$113,500 | \$186,500 | + 64.3% |
| Percent of List Price Received* | 98.8% | 99.8% | + 1.0% | 95.2% | 99.8% | + 4.8% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | -- | -- | -- | -- | -- |

* 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.

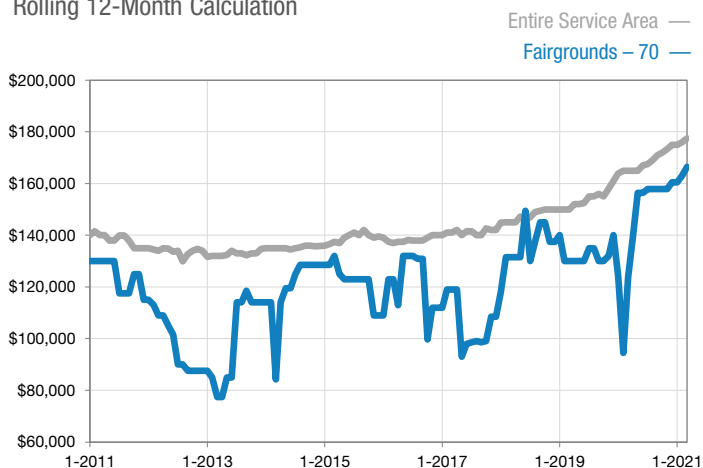
Median Sales Price - Single-Family Detached

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.