

# Local Market Update for March 2021

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



## 87102

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	14	19	+ 35.7%	59	44	- 25.4%
Pending Sales	9	16	+ 77.8%	31	47	+ 51.6%
Closed Sales	10	11	+ 10.0%	28	47	+ 67.9%
Days on Market Until Sale	31	28	- 9.7%	48	26	- 45.8%
Median Sales Price*	\$203,000	<b>\$179,000</b>	- 11.8%	\$146,000	<b>\$181,000</b>	+ 24.0%
Average Sales Price*	\$196,590	<b>\$192,864</b>	- 1.9%	\$162,642	<b>\$197,587</b>	+ 21.5%
Percent of List Price Received*	92.2%	<b>98.8%</b>	+ 7.2%	95.4%	<b>99.1%</b>	+ 3.9%
Inventory of Homes for Sale	52	13	- 75.0%	--	--	--
Months Supply of Inventory	4.5	0.8	- 82.2%	--	--	--

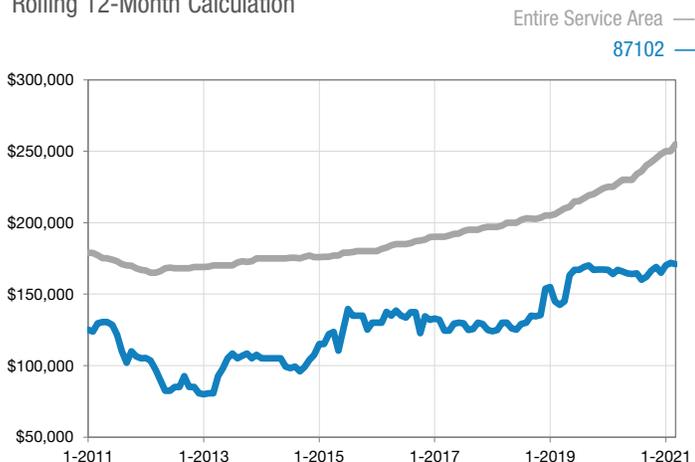
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	5	11	+ 120.0%	22	22	0.0%
Pending Sales	3	10	+ 233.3%	14	19	+ 35.7%
Closed Sales	7	3	- 57.1%	17	15	- 11.8%
Days on Market Until Sale	29	57	+ 96.6%	37	49	+ 32.4%
Median Sales Price*	\$192,000	<b>\$178,000</b>	- 7.3%	\$198,000	<b>\$209,000</b>	+ 5.6%
Average Sales Price*	\$184,857	<b>\$181,000</b>	- 2.1%	\$207,612	<b>\$241,233</b>	+ 16.2%
Percent of List Price Received*	98.2%	<b>96.9%</b>	- 1.3%	97.9%	<b>97.1%</b>	- 0.8%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	4.1	3.5	- 14.6%	--	--	--

\* 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.

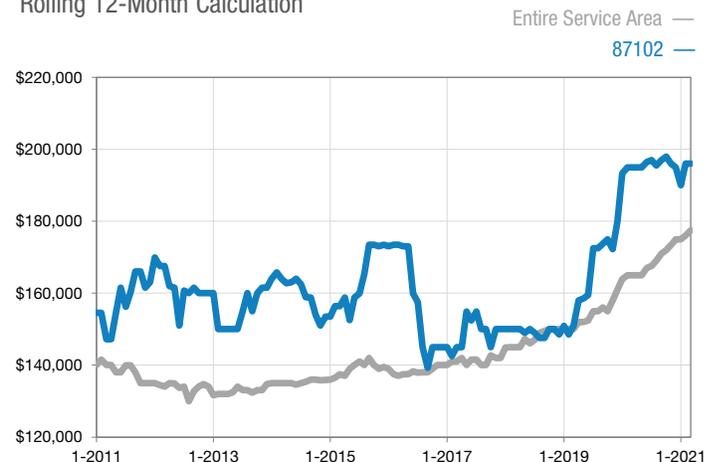
### Median Sales Price - Single-Family Detached

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.