

Local Market Update for March 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	45	30	- 33.3%	93	71	- 23.7%
Pending Sales	22	36	+ 63.6%	55	67	+ 21.8%
Closed Sales	20	19	- 5.0%	49	61	+ 24.5%
Days on Market Until Sale	44	35	- 20.5%	50	36	- 28.0%
Median Sales Price*	\$280,950	\$290,000	+ 3.2%	\$290,000	\$294,500	+ 1.6%
Average Sales Price*	\$332,516	\$346,921	+ 4.3%	\$336,009	\$343,091	+ 2.1%
Percent of List Price Received*	96.2%	99.2%	+ 3.1%	96.7%	99.0%	+ 2.4%
Inventory of Homes for Sale	70	16	- 77.1%	--	--	--
Months Supply of Inventory	3.4	0.6	- 82.4%	--	--	--

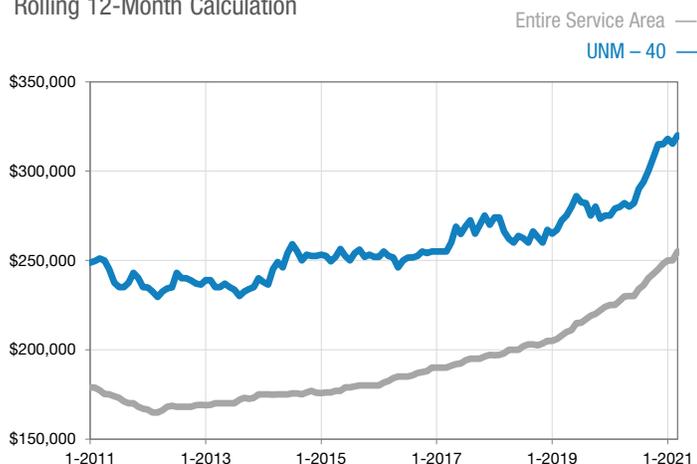
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	3	6	+ 100.0%
Pending Sales	0	2	--	0	4	--
Closed Sales	0	2	--	1	2	+ 100.0%
Days on Market Until Sale	--	30	--	31	30	- 3.2%
Median Sales Price*	--	\$206,500	--	\$190,000	\$206,500	+ 8.7%
Average Sales Price*	--	\$206,500	--	\$190,000	\$206,500	+ 8.7%
Percent of List Price Received*	--	96.2%	--	100.0%	96.2%	- 3.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--

* 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.

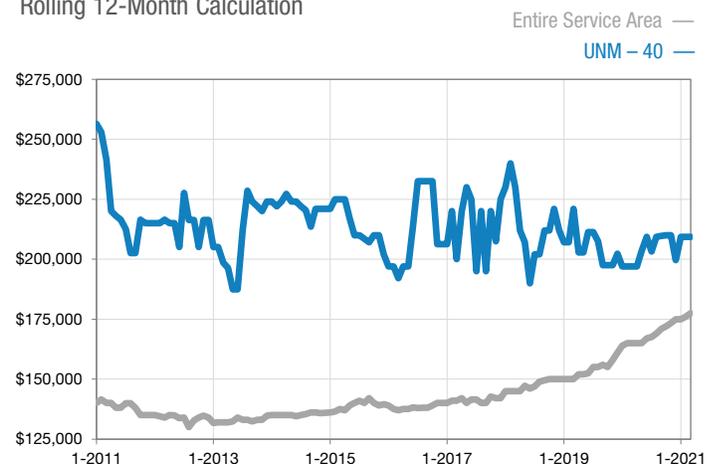
Median Sales Price - Single-Family Detached

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.