

Local Market Update for March 2021

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	8	6	- 25.0%	15	11	- 26.7%
Pending Sales	2	7	+ 250.0%	5	9	+ 80.0%
Closed Sales	1	4	+ 300.0%	8	9	+ 12.5%
Days on Market Until Sale	20	81	+ 305.0%	59	63	+ 6.8%
Median Sales Price*	\$210,000	\$258,250	+ 23.0%	\$232,450	\$299,800	+ 29.0%
Average Sales Price*	\$210,000	\$247,350	+ 17.8%	\$212,406	\$292,011	+ 37.5%
Percent of List Price Received*	93.3%	100.2%	+ 7.4%	95.5%	99.1%	+ 3.8%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	3.4	1.0	- 70.6%	--	--	--

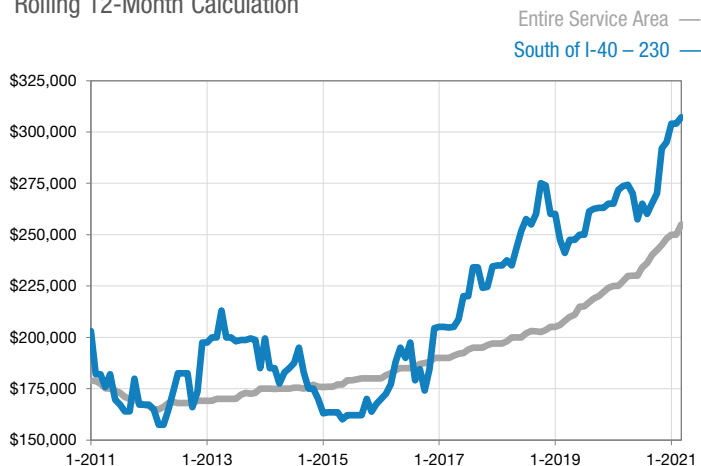
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

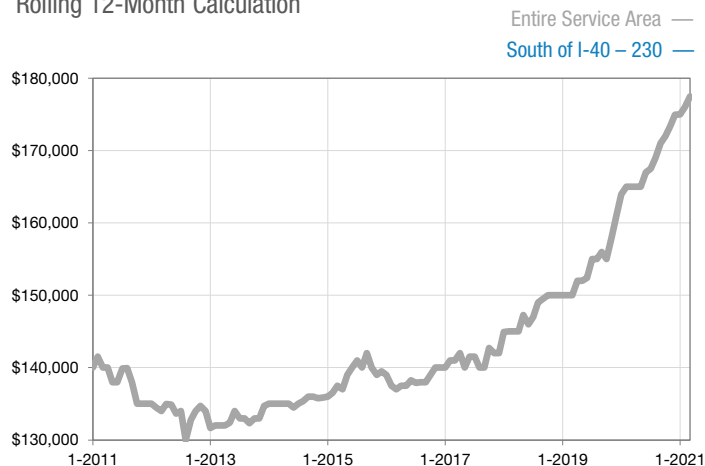
Median Sales Price - Single-Family Detached

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.