Local Market Update for March 2021

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

gaar

Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached

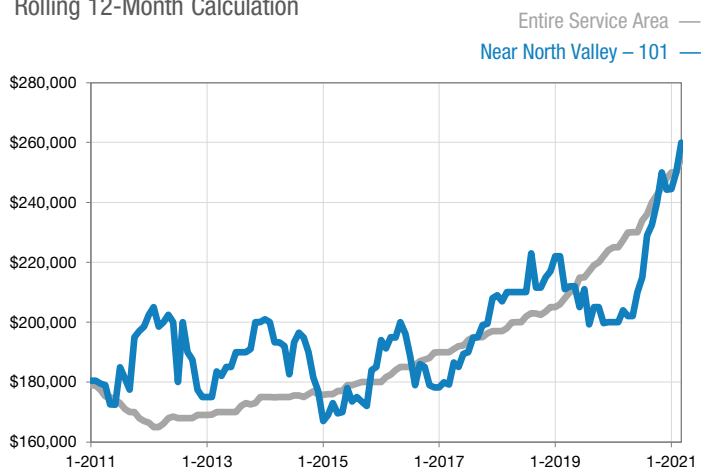| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	37	21	- 43.2%	95	67	- 29.5%
Pending Sales	23	20	- 13.0%	61	65	+ 6.6%
Closed Sales	24	27	+ 12.5%	67	65	- 3.0%
Days on Market Until Sale	51	39	- 23.5%	53	35	- 34.0%
Median Sales Price*	$196,000	$285,000	+ 45.4%	$196,000	$290,000	+ 48.0%
Average Sales Price*	$308,415	$308,999	+ 0.2%	$277,779	$310,452	+ 11.8%
Percent of List Price Received*	98.8%	100.7%	+ 1.9%	97.7%	99.5%	+ 1.8%
Inventory of Homes for Sale	53	14	- 73.6%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

* 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	10	3	- 70.0%	24	17	- 29.2%
Pending Sales	6	5	- 16.7%	15	12	- 20.0%
Closed Sales	2	2	0.0%	8	6	- 25.0%
Days on Market Until Sale	2	13	+ 550.0%	27	9	- 66.7%
Median Sales Price*	$173,750	$226,000	+ 30.1%	$165,000	$215,500	+ 30.6%
Average Sales Price*	$173,750	$226,000	+ 30.1%	$170,125	$216,583	+ 27.3%
Percent of List Price Received*	99.7%	97.4%	- 2.3%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

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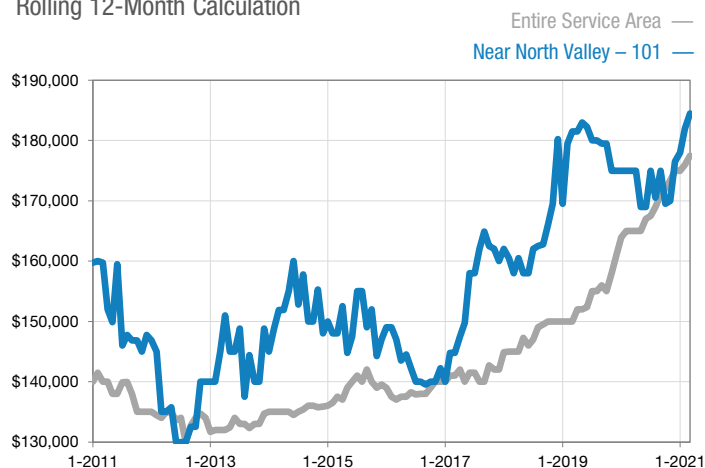
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Near North Valley – 101 —

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

Entire Service Area —
Near North Valley – 101 —

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.