

Local Market Update for March 2021

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



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Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	41	28	- 31.7%	104	80	- 23.1%
Pending Sales	32	26	- 18.8%	74	80	+ 8.1%
Closed Sales	21	22	+ 4.8%	58	71	+ 22.4%
Days on Market Until Sale	40	28	- 30.0%	42	35	- 16.7%
Median Sales Price*	\$187,000	\$214,900	+ 14.9%	\$176,500	\$230,000	+ 30.3%
Average Sales Price*	\$224,513	\$226,493	+ 0.9%	\$205,420	\$240,296	+ 17.0%
Percent of List Price Received*	96.7%	97.9%	+ 1.2%	97.5%	99.2%	+ 1.7%
Inventory of Homes for Sale	53	18	- 66.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

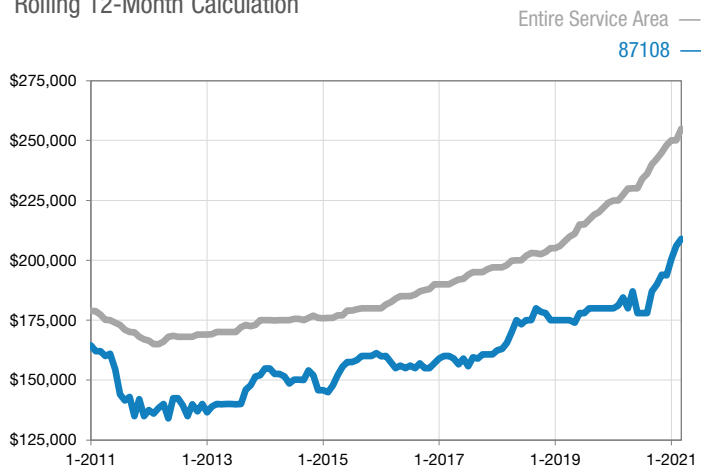
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	9	4	- 55.6%	18	11	- 38.9%
Pending Sales	2	4	+ 100.0%	11	11	0.0%
Closed Sales	3	5	+ 66.7%	11	10	- 9.1%
Days on Market Until Sale	36	44	+ 22.2%	22	48	+ 118.2%
Median Sales Price*	\$163,000	\$228,000	+ 39.9%	\$122,500	\$206,500	+ 68.6%
Average Sales Price*	\$210,133	\$224,600	+ 6.9%	\$175,816	\$225,400	+ 28.2%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	97.3%	97.9%	+ 0.6%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	3.7	1.9	- 48.6%	--	--	--

* 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.

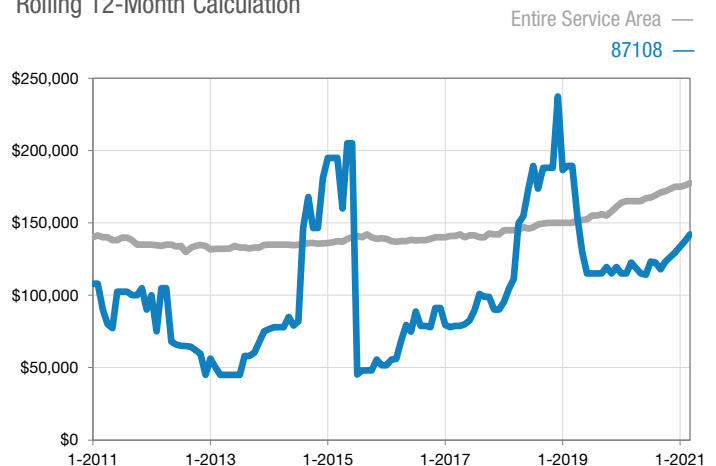
Median Sales Price - Single-Family Detached

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.