

Local Market Update for March 2021

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	16	15	- 6.3%	41	34	- 17.1%
Pending Sales	9	13	+ 44.4%	27	40	+ 48.1%
Closed Sales	7	14	+ 100.0%	29	37	+ 27.6%
Days on Market Until Sale	40	43	+ 7.5%	48	45	- 6.3%
Median Sales Price*	\$385,000	\$423,500	+ 10.0%	\$351,440	\$422,000	+ 20.1%
Average Sales Price*	\$416,200	\$448,964	+ 7.9%	\$392,219	\$442,416	+ 12.8%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	97.7%	98.4%	+ 0.7%
Inventory of Homes for Sale	33	11	- 66.7%	--	--	--
Months Supply of Inventory	2.9	0.7	- 75.9%	--	--	--

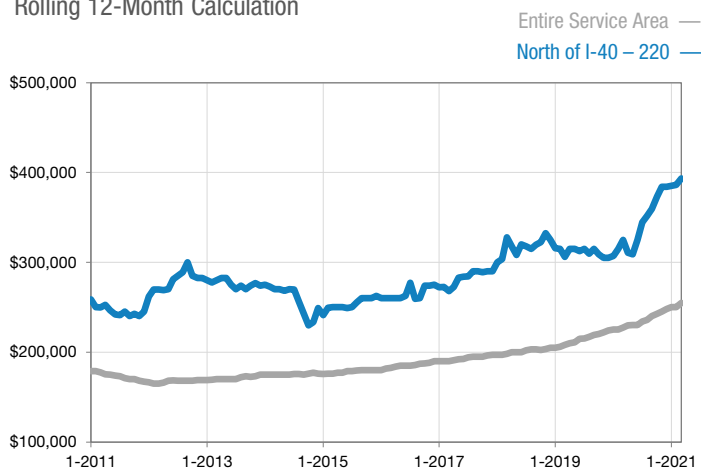
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

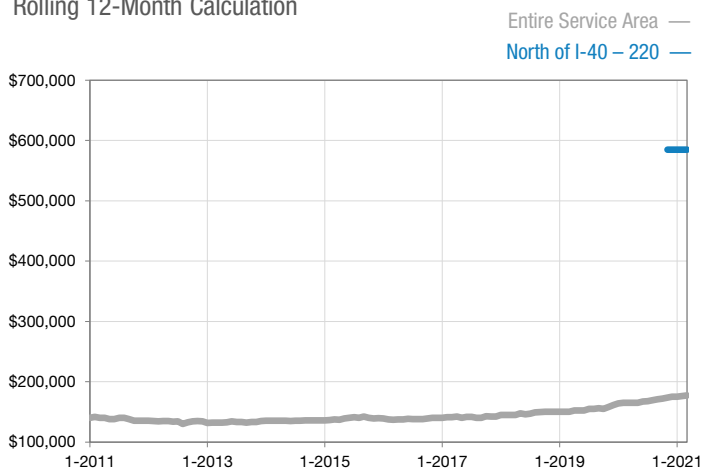
Median Sales Price - Single-Family Detached

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.