

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	34	28	- 17.6%	94	75	- 20.2%
Pending Sales	26	25	- 3.8%	69	65	- 5.8%
Closed Sales	30	24	- 20.0%	69	60	- 13.0%
Days on Market Until Sale	51	35	- 31.4%	57	31	- 45.6%
Median Sales Price*	\$420,000	\$324,000	- 22.9%	\$220,000	\$302,500	+ 37.5%
Average Sales Price*	\$408,632	\$342,707	- 16.1%	\$348,356	\$324,898	- 6.7%
Percent of List Price Received*	99.4%	100.2%	+ 0.8%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	55	22	- 60.0%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

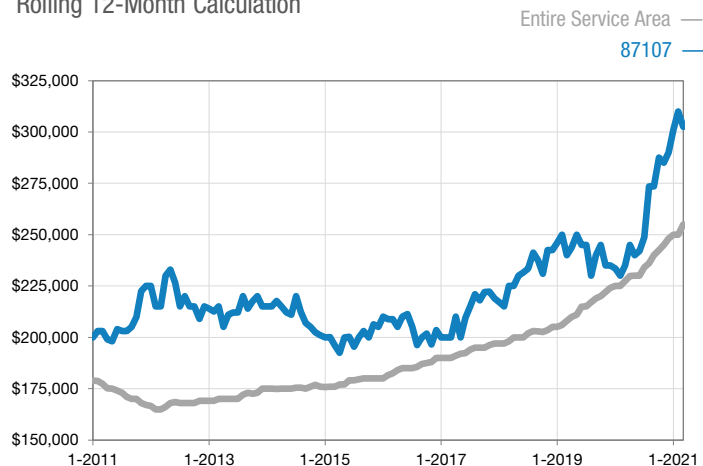
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	7	5	- 28.6%	20	18	- 10.0%
Pending Sales	4	6	+ 50.0%	15	12	- 20.0%
Closed Sales	4	2	- 50.0%	12	7	- 41.7%
Days on Market Until Sale	2	13	+ 550.0%	23	8	- 65.2%
Median Sales Price*	\$148,700	\$226,000	+ 52.0%	\$163,750	\$210,000	+ 28.2%
Average Sales Price*	\$151,475	\$226,000	+ 49.2%	\$176,200	\$212,929	+ 20.8%
Percent of List Price Received*	99.5%	97.4%	- 2.1%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

* 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.

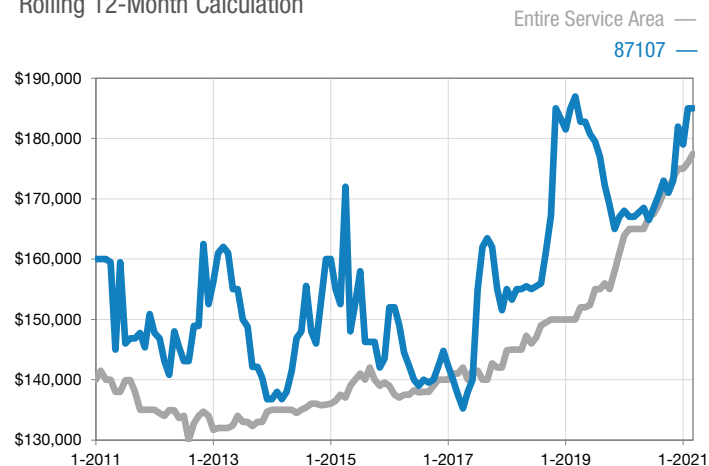
Median Sales Price - Single-Family Detached

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.