Local Market Update for March 2021

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

gaar

Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached

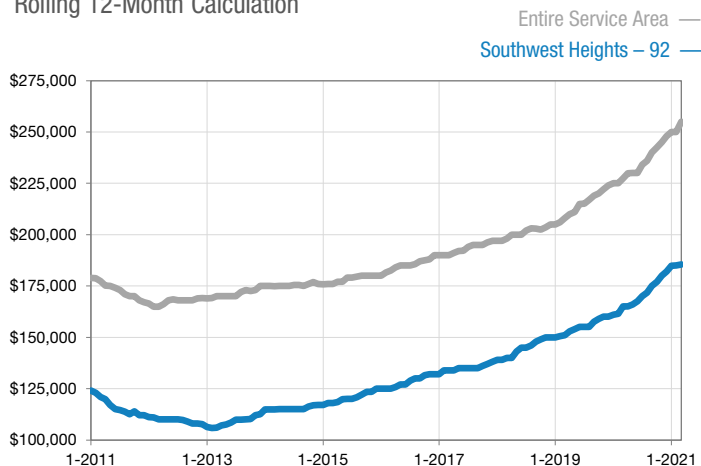| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	92	87	- 5.4%	255	211	- 17.3%
Pending Sales	76	96	+ 26.3%	228	218	- 4.4%
Closed Sales	84	73	- 13.1%	187	177	- 5.3%
Days on Market Until Sale	27	8	- 70.4%	33	9	- 72.7%
Median Sales Price*	$180,000	$200,000	+ 11.1%	$169,900	$195,000	+ 14.8%
Average Sales Price*	$183,540	$204,316	+ 11.3%	$175,902	$199,990	+ 13.7%
Percent of List Price Received*	99.7%	102.1%	+ 2.4%	99.5%	101.5%	+ 2.0%
Inventory of Homes for Sale	86	19	- 77.9%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

* 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	3	2	- 33.3%	5	6	+ 20.0%
Pending Sales	2	1	- 50.0%	5	5	0.0%
Closed Sales	3	3	0.0%	6	8	+ 33.3%
Days on Market Until Sale	113	2	- 98.2%	96	7	- 92.7%
Median Sales Price*	$185,900	$170,000	- 8.6%	$173,900	$145,000	- 16.6%
Average Sales Price*	$147,600	$171,667	+ 16.3%	$155,767	$151,804	- 2.5%
Percent of List Price Received*	95.4%	97.1%	+ 1.8%	97.3%	99.6%	+ 2.4%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	--	--	--	--	--

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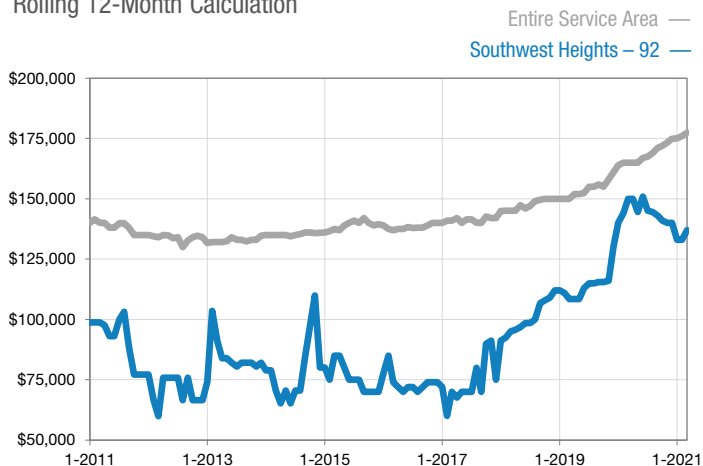
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Southwest Heights – 92 —

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

Entire Service Area —
Southwest Heights – 92 —

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.