

Local Market Update for March 2021

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



87002

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	19	47	+ 147.4%	56	93	+ 66.1%
Pending Sales	13	35	+ 169.2%	51	81	+ 58.8%
Closed Sales	17	18	+ 5.9%	47	44	- 6.4%
Days on Market Until Sale	72	39	- 45.8%	73	48	- 34.2%
Median Sales Price*	\$140,000	\$165,000	+ 17.9%	\$140,000	\$163,148	+ 16.5%
Average Sales Price*	\$150,982	\$179,895	+ 19.1%	\$141,392	\$189,161	+ 33.8%
Percent of List Price Received*	95.5%	94.6%	- 0.9%	97.5%	96.7%	- 0.8%
Inventory of Homes for Sale	75	33	- 56.0%	--	--	--
Months Supply of Inventory	4.4	1.6	- 63.6%	--	--	--

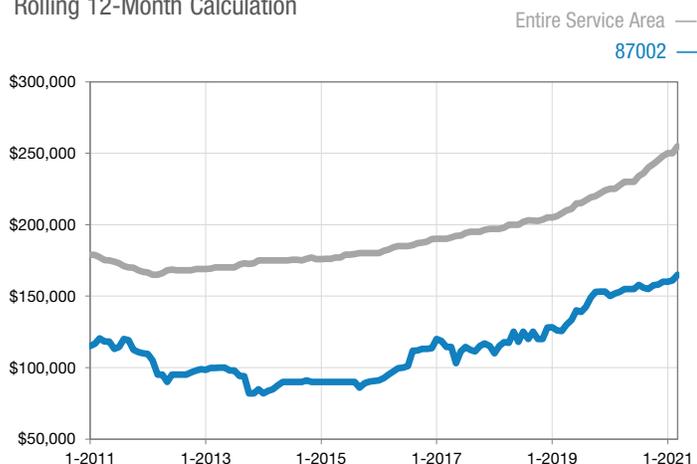
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	8	6	- 25.0%
Pending Sales	1	3	+ 200.0%	5	5	0.0%
Closed Sales	2	2	0.0%	4	2	- 50.0%
Days on Market Until Sale	20	93	+ 365.0%	12	93	+ 675.0%
Median Sales Price*	\$102,500	\$137,500	+ 34.1%	\$102,500	\$137,500	+ 34.1%
Average Sales Price*	\$102,500	\$137,500	+ 34.1%	\$97,250	\$137,500	+ 41.4%
Percent of List Price Received*	94.7%	98.0%	+ 3.5%	87.3%	98.0%	+ 12.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

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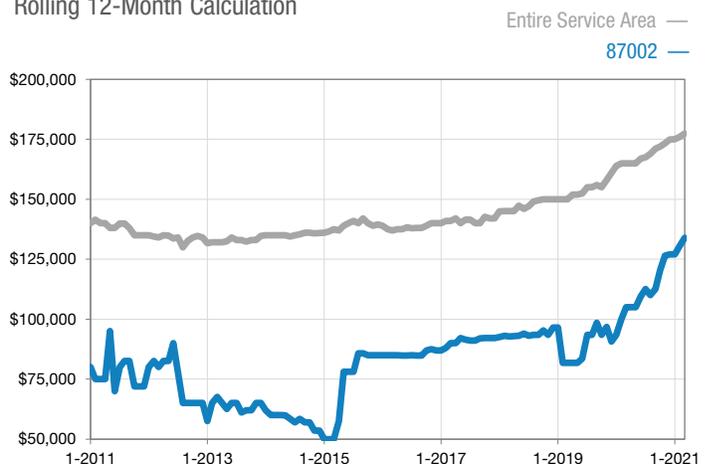
Median Sales Price - Single-Family Detached

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.