Local Market Update for April 2021

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

gaar

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Single-Family Detached

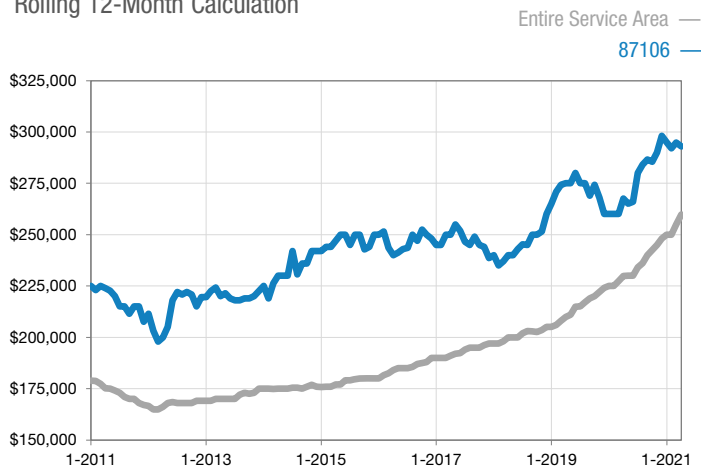| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	40	35	- 12.5%	142	97	- 31.7%
Pending Sales	24	34	+ 41.7%	81	99	+ 22.2%
Closed Sales	24	23	- 4.2%	76	95	+ 25.0%
Days on Market Until Sale	40	19	- 52.5%	42	30	- 28.6%
Median Sales Price*	$312,500	$296,000	- 5.3%	$276,250	$279,000	+ 1.0%
Average Sales Price*	$315,744	$316,066	+ 0.1%	$293,349	$304,166	+ 3.7%
Percent of List Price Received*	98.3%	100.4%	+ 2.1%	97.4%	99.4%	+ 2.1%
Inventory of Homes for Sale	75	16	- 78.7%	--	--	--
Months Supply of Inventory	3.4	0.6	- 82.4%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	6	9	+ 50.0%	20	22	+ 10.0%
Pending Sales	4	8	+ 100.0%	11	16	+ 45.5%
Closed Sales	2	1	- 50.0%	10	6	- 40.0%
Days on Market Until Sale	44	21	- 52.3%	35	11	- 68.6%
Median Sales Price*	$54,200	$293,000	+ 440.6%	$97,950	$222,500	+ 127.2%
Average Sales Price*	$54,200	$293,000	+ 440.6%	$140,490	$190,000	+ 35.2%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	4.3	1.9	- 55.8%	--	--	--

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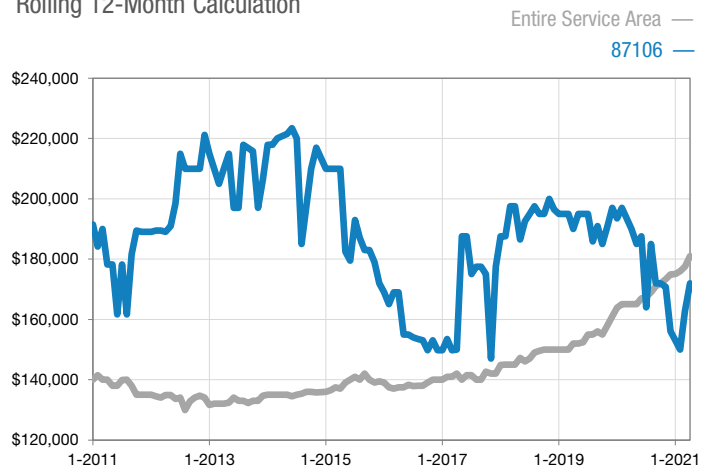
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87106 —

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

Entire Service Area —
87106 —

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.