

Local Market Update for April 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	29	38	+ 31.0%	114	132	+ 15.8%
Pending Sales	23	39	+ 69.6%	99	124	+ 25.3%
Closed Sales	25	26	+ 4.0%	82	88	+ 7.3%
Days on Market Until Sale	30	21	- 30.0%	32	30	- 6.3%
Median Sales Price*	\$199,368	\$287,000	+ 44.0%	\$233,000	\$301,573	+ 29.4%
Average Sales Price*	\$226,851	\$277,077	+ 22.1%	\$227,677	\$291,846	+ 28.2%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	34	16	- 52.9%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

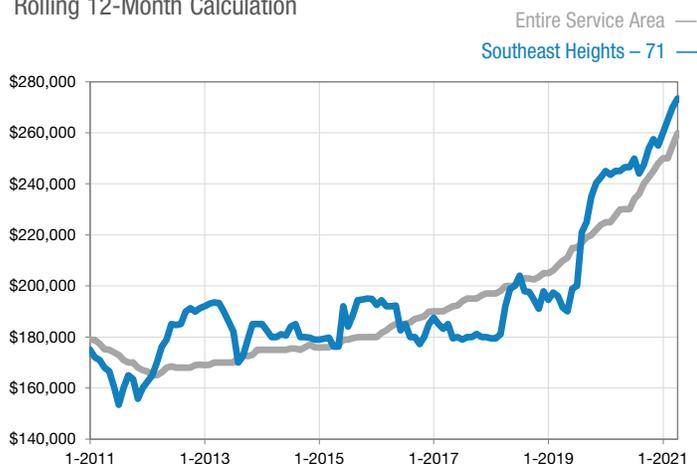
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	7	8	+ 14.3%	39	61	+ 56.4%
Pending Sales	8	14	+ 75.0%	35	59	+ 68.6%
Closed Sales	7	7	0.0%	28	15	- 46.4%
Days on Market Until Sale	94	8	- 91.5%	64	12	- 81.3%
Median Sales Price*	\$195,000	\$250,000	+ 28.2%	\$195,950	\$188,000	- 4.1%
Average Sales Price*	\$173,614	\$197,114	+ 13.5%	\$188,693	\$183,053	- 3.0%
Percent of List Price Received*	95.6%	102.5%	+ 7.2%	98.2%	100.7%	+ 2.5%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	3.0	0.4	- 86.7%	--	--	--

* 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.

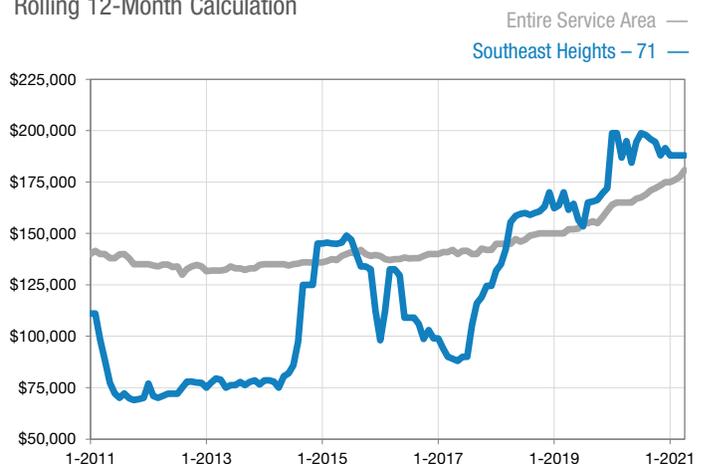
Median Sales Price - Single-Family Detached

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.