

Local Market Update for April 2021

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery 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	47	65	+ 38.3%	197	194	- 1.5%
Pending Sales	45	60	+ 33.3%	150	185	+ 23.3%
Closed Sales	35	50	+ 42.9%	136	153	+ 12.5%
Days on Market Until Sale	20	12	- 40.0%	29	15	- 48.3%
Median Sales Price*	\$310,000	\$349,250	+ 12.7%	\$296,500	\$350,000	+ 18.0%
Average Sales Price*	\$328,620	\$378,971	+ 15.3%	\$329,192	\$385,864	+ 17.2%
Percent of List Price Received*	98.9%	100.9%	+ 2.0%	98.3%	100.4%	+ 2.1%
Inventory of Homes for Sale	65	20	- 69.2%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

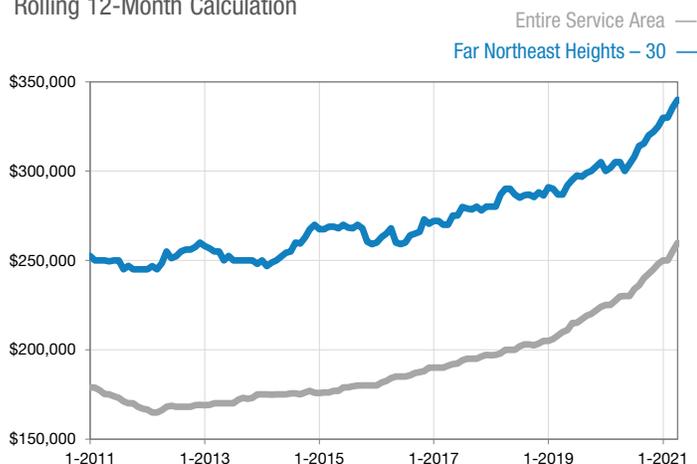
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	9	14	+ 55.6%	52	37	- 28.8%
Pending Sales	17	11	- 35.3%	48	34	- 29.2%
Closed Sales	9	10	+ 11.1%	42	37	- 11.9%
Days on Market Until Sale	47	6	- 87.2%	48	18	- 62.5%
Median Sales Price*	\$195,000	\$242,500	+ 24.4%	\$197,750	\$269,000	+ 36.0%
Average Sales Price*	\$215,056	\$239,911	+ 11.6%	\$216,328	\$252,747	+ 16.8%
Percent of List Price Received*	99.2%	100.3%	+ 1.1%	98.5%	100.5%	+ 2.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

* 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.

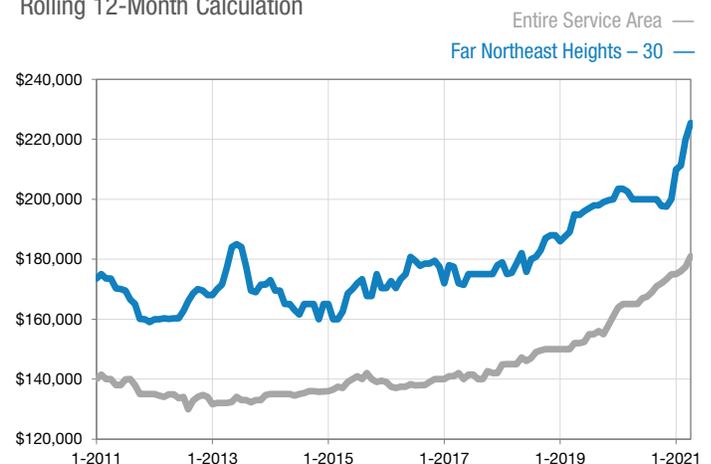
Median Sales Price - Single-Family Detached

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.