

Local Market Update for April 2021

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	20	21	+ 5.0%	61	55	- 9.8%
Pending Sales	14	14	0.0%	41	50	+ 22.0%
Closed Sales	8	11	+ 37.5%	37	48	+ 29.7%
Days on Market Until Sale	13	49	+ 276.9%	40	46	+ 15.0%
Median Sales Price*	\$240,250	\$425,000	+ 76.9%	\$338,500	\$425,000	+ 25.6%
Average Sales Price*	\$293,625	\$513,273	+ 74.8%	\$370,901	\$458,654	+ 23.7%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--

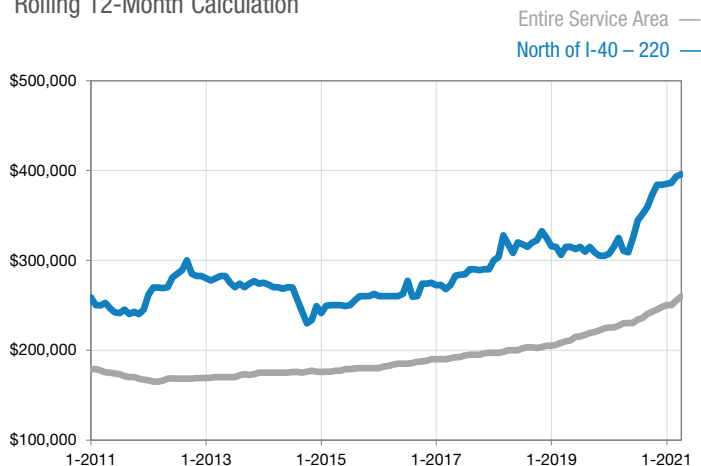
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

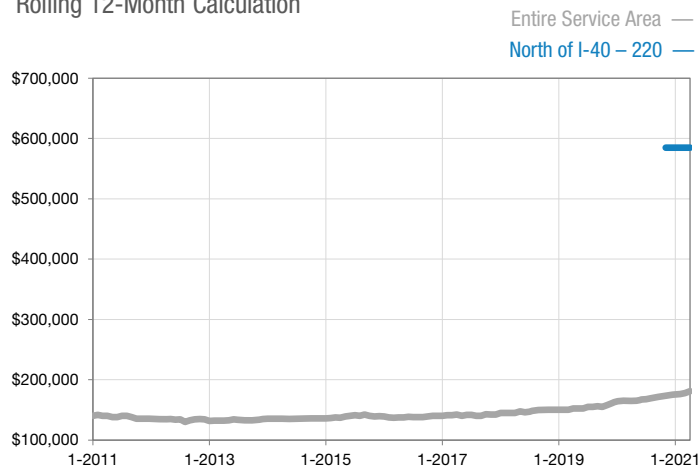
Median Sales Price - Single-Family Detached

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.