

# Local Market Update for April 2021

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



## Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

| Single-Family Detached          | April     |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2020      | 2021             | Percent Change | Thru 4-2020  | Thru 4-2021      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 11        | 15               | + 36.4%        | 31           | 45               | + 45.2%        |
| Pending Sales                   | 8         | 11               | + 37.5%        | 32           | 46               | + 43.8%        |
| Closed Sales                    | 6         | 9                | + 50.0%        | 24           | 35               | + 45.8%        |
| Days on Market Until Sale       | 38        | 22               | - 42.1%        | 59           | 33               | - 44.1%        |
| Median Sales Price*             | \$286,450 | <b>\$330,000</b> | + 15.2%        | \$312,500    | <b>\$350,000</b> | + 12.0%        |
| Average Sales Price*            | \$284,317 | <b>\$330,944</b> | + 16.4%        | \$309,279    | <b>\$363,843</b> | + 17.6%        |
| Percent of List Price Received* | 95.9%     | <b>98.9%</b>     | + 3.1%         | 96.7%        | <b>100.1%</b>    | + 3.5%         |
| Inventory of Homes for Sale     | 13        | 7                | - 46.2%        | --           | --               | --             |
| Months Supply of Inventory      | 1.5       | <b>0.9</b>       | - 40.0%        | --           | --               | --             |

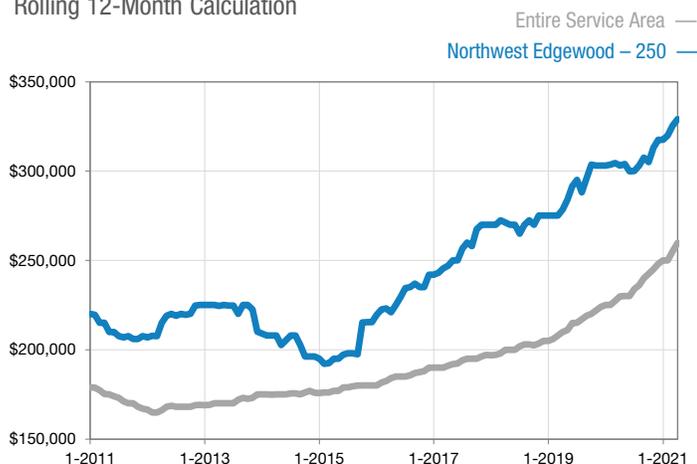
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | April |      |                | Year to Date |             |                |
|---------------------------------|-------|------|----------------|--------------|-------------|----------------|
|                                 | 2020  | 2021 | Percent Change | Thru 4-2020  | Thru 4-2021 | Percent Change |
| <b>Key Metrics</b>              |       |      |                |              |             |                |
| 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.