

Local Market Update for April 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, 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	23	20	- 13.0%	89	83	- 6.7%
Pending Sales	15	22	+ 46.7%	72	81	+ 12.5%
Closed Sales	16	22	+ 37.5%	62	71	+ 14.5%
Days on Market Until Sale	13	17	+ 30.8%	33	16	- 51.5%
Median Sales Price*	\$271,250	\$288,835	+ 6.5%	\$244,450	\$296,670	+ 21.4%
Average Sales Price*	\$299,369	\$303,521	+ 1.4%	\$273,279	\$304,816	+ 11.5%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	98.6%	99.8%	+ 1.2%
Inventory of Homes for Sale	32	10	- 68.8%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--

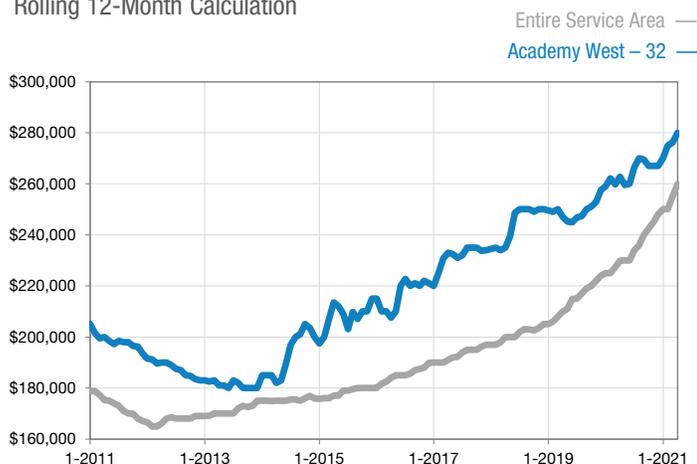
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	16	17	+ 6.3%	60	57	- 5.0%
Pending Sales	9	14	+ 55.6%	48	54	+ 12.5%
Closed Sales	9	17	+ 88.9%	42	48	+ 14.3%
Days on Market Until Sale	23	6	- 73.9%	12	8	- 33.3%
Median Sales Price*	\$225,000	\$245,000	+ 8.9%	\$200,350	\$176,500	- 11.9%
Average Sales Price*	\$216,778	\$215,256	- 0.7%	\$194,513	\$174,409	- 10.3%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

* 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.

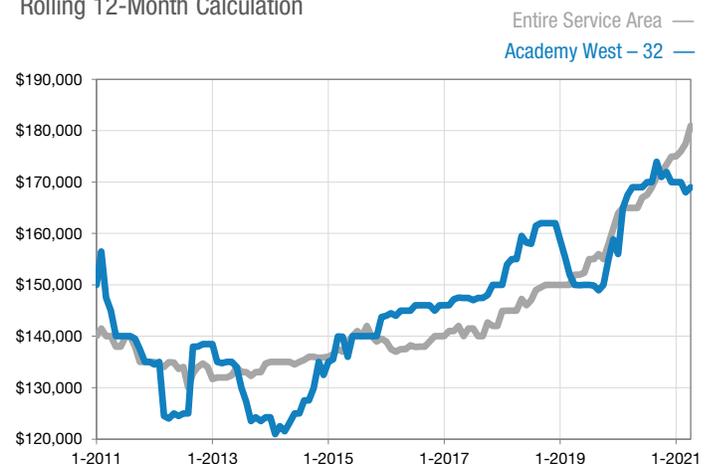
Median Sales Price - Single-Family Detached

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.