Local Market Update for April 2021

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

gaar

Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached

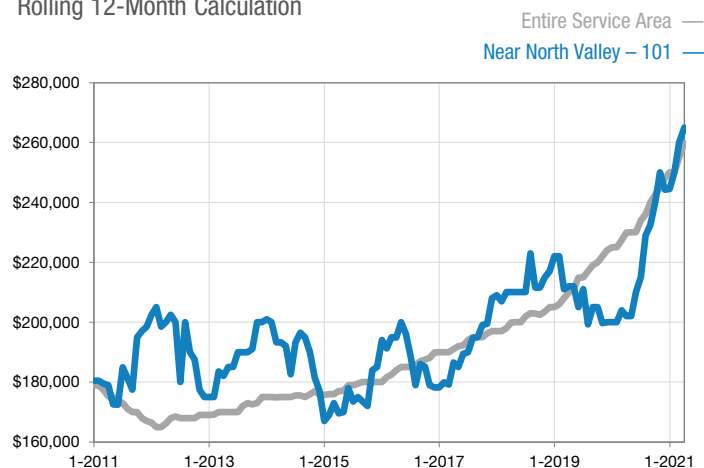| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	32	30	- 6.3%	127	100	- 21.3%
Pending Sales	24	26	+ 8.3%	85	91	+ 7.1%
Closed Sales	21	21	0.0%	88	87	- 1.1%
Days on Market Until Sale	27	11	- 59.3%	47	29	- 38.3%
Median Sales Price*	$185,000	$252,500	+ 36.5%	$194,000	$285,000	+ 46.9%
Average Sales Price*	$243,686	$301,990	+ 23.9%	$269,643	$312,640	+ 15.9%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	98.1%	99.7%	+ 1.6%
Inventory of Homes for Sale	49	18	- 63.3%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--

* 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

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	8	4	- 50.0%	32	22	- 31.3%
Pending Sales	7	4	- 42.9%	22	16	- 27.3%
Closed Sales	7	3	- 57.1%	15	9	- 40.0%
Days on Market Until Sale	51	3	- 94.1%	38	7	- 81.6%
Median Sales Price*	$168,500	$188,000	+ 11.6%	$165,000	$210,000	+ 27.3%
Average Sales Price*	$179,057	$218,333	+ 21.9%	$174,293	$217,167	+ 24.6%
Percent of List Price Received*	96.7%	99.5%	+ 2.9%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

* 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.
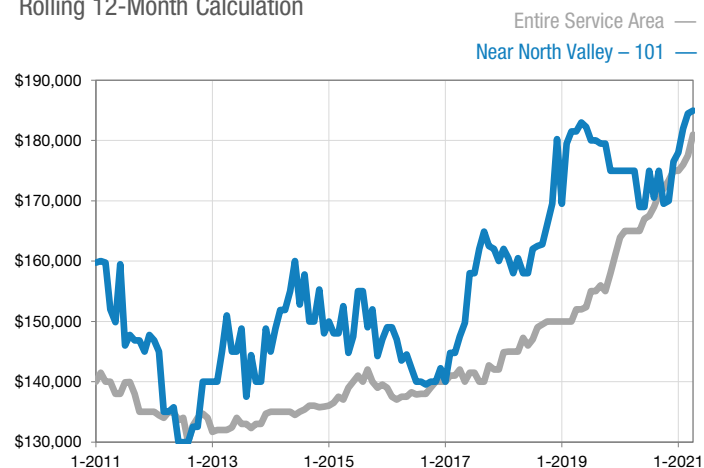
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Near North Valley – 101 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Near North Valley – 101 —

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.