

Local Market Update for April 2021

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



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Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	56	70	+ 25.0%	214	216	+ 0.9%
Pending Sales	56	69	+ 23.2%	199	210	+ 5.5%
Closed Sales	40	35	- 12.5%	174	163	- 6.3%
Days on Market Until Sale	30	8	- 73.3%	44	20	- 54.5%
Median Sales Price*	\$194,000	\$255,000	+ 31.4%	\$207,250	\$246,000	+ 18.7%
Average Sales Price*	\$216,529	\$305,868	+ 41.3%	\$226,648	\$270,890	+ 19.5%
Percent of List Price Received*	98.6%	102.0%	+ 3.4%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	64	28	- 56.3%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

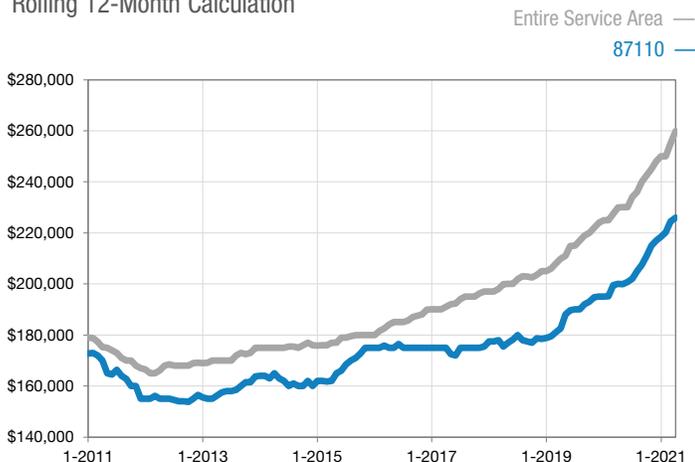
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	16	15	- 6.3%
Pending Sales	3	4	+ 33.3%	13	14	+ 7.7%
Closed Sales	2	2	0.0%	12	15	+ 25.0%
Days on Market Until Sale	15	3	- 80.0%	39	15	- 61.5%
Median Sales Price*	\$199,750	\$160,950	- 19.4%	\$97,288	\$121,250	+ 24.6%
Average Sales Price*	\$199,750	\$160,950	- 19.4%	\$133,006	\$138,183	+ 3.9%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	95.4%	100.3%	+ 5.1%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

* 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.