

Local Market Update for April 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	15	15	0.0%	73	78	+ 6.8%
Pending Sales	15	23	+ 53.3%	51	73	+ 43.1%
Closed Sales	12	14	+ 16.7%	44	65	+ 47.7%
Days on Market Until Sale	8	43	+ 437.5%	43	27	- 37.2%
Median Sales Price*	\$165,000	\$208,000	+ 26.1%	\$149,900	\$172,000	+ 14.7%
Average Sales Price*	\$167,792	\$199,615	+ 19.0%	\$142,357	\$182,828	+ 28.4%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	96.7%	99.0%	+ 2.4%
Inventory of Homes for Sale	43	9	- 79.1%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--

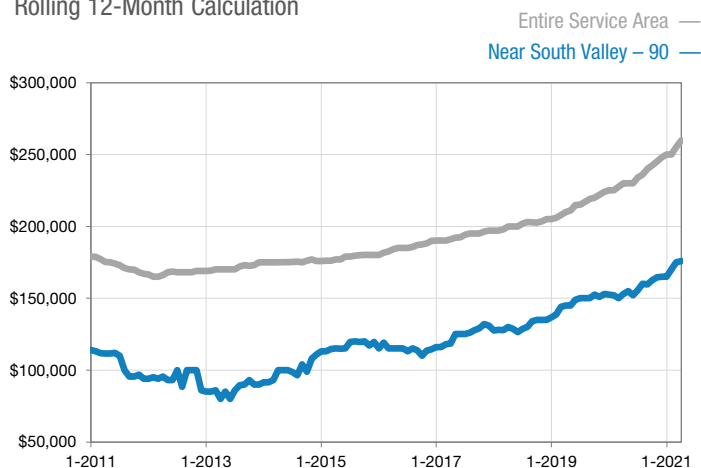
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	1	--	6	5	- 16.7%
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Days on Market Until Sale	15	8	- 46.7%	13	4	- 69.2%
Median Sales Price*	\$107,400	\$155,000	+ 44.3%	\$110,000	\$155,000	+ 40.9%
Average Sales Price*	\$102,633	\$155,000	+ 51.0%	\$112,780	\$139,667	+ 23.8%
Percent of List Price Received*	90.5%	105.4%	+ 16.5%	94.6%	101.1%	+ 6.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

* 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.

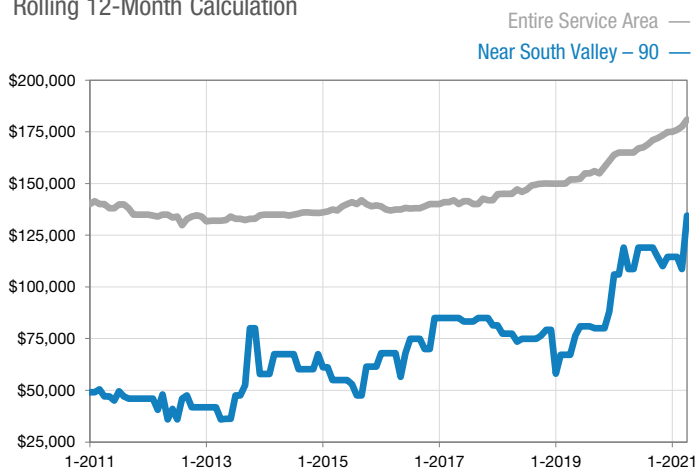
Median Sales Price - Single-Family Detached

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.