

Local Market Update for April 2021

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	4	18	+ 350.0%	17	67	+ 294.1%
Pending Sales	1	28	+ 2700.0%	14	63	+ 350.0%
Closed Sales	4	6	+ 50.0%	12	18	+ 50.0%
Days on Market Until Sale	90	23	- 74.4%	111	36	- 67.6%
Median Sales Price*	\$190,250	\$280,000	+ 47.2%	\$178,950	\$244,500	+ 36.6%
Average Sales Price*	\$202,125	\$280,592	+ 38.8%	\$185,054	\$272,251	+ 47.1%
Percent of List Price Received*	96.0%	100.0%	+ 4.2%	97.5%	98.2%	+ 0.7%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	7.8	1.2	- 84.6%	--	--	--

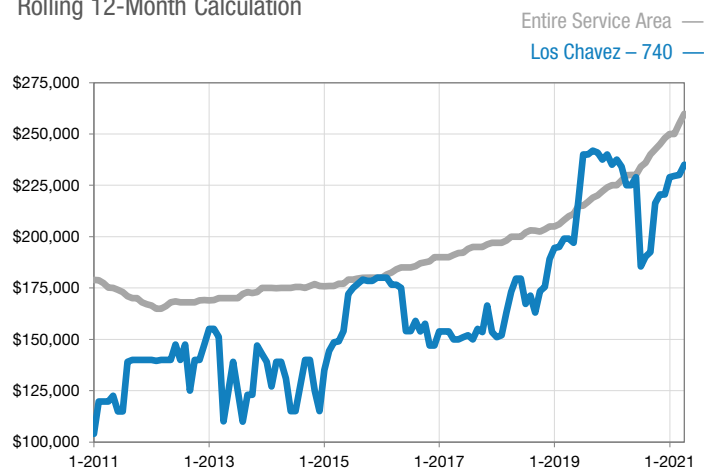
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
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.

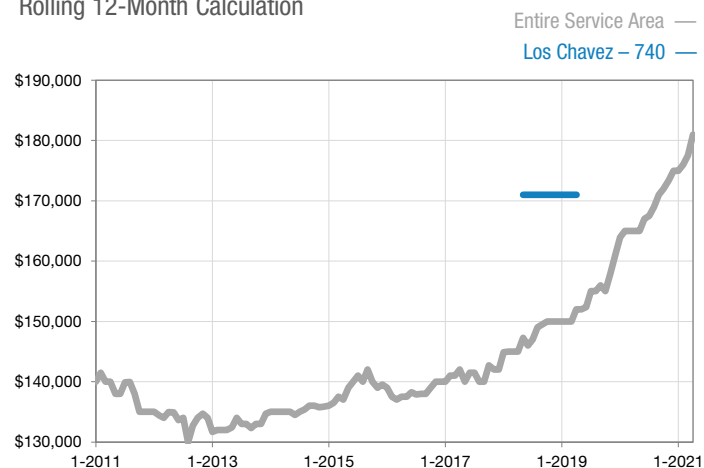
Median Sales Price - Single-Family Detached

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.