

Local Market Update for April 2021

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



87031

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	45	64	+ 42.2%	207	200	- 3.4%
Pending Sales	45	60	+ 33.3%	173	193	+ 11.6%
Closed Sales	41	38	- 7.3%	141	173	+ 22.7%
Days on Market Until Sale	51	32	- 37.3%	54	34	- 37.0%
Median Sales Price*	\$205,000	\$247,900	+ 20.9%	\$215,500	\$239,900	+ 11.3%
Average Sales Price*	\$226,000	\$257,879	+ 14.1%	\$220,577	\$258,846	+ 17.3%
Percent of List Price Received*	99.0%	100.4%	+ 1.4%	98.7%	99.9%	+ 1.2%
Inventory of Homes for Sale	110	43	- 60.9%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--

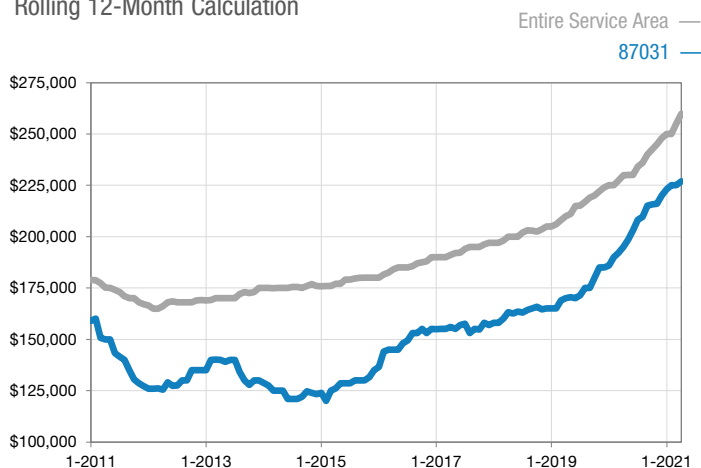
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	4	3	- 25.0%	12	11	- 8.3%
Pending Sales	4	3	- 25.0%	12	11	- 8.3%
Closed Sales	2	1	- 50.0%	10	8	- 20.0%
Days on Market Until Sale	51	2	- 96.1%	36	9	- 75.0%
Median Sales Price*	\$136,750	\$184,900	+ 35.2%	\$141,700	\$156,250	+ 10.3%
Average Sales Price*	\$136,750	\$184,900	+ 35.2%	\$146,010	\$153,738	+ 5.3%
Percent of List Price Received*	99.4%	105.7%	+ 6.3%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

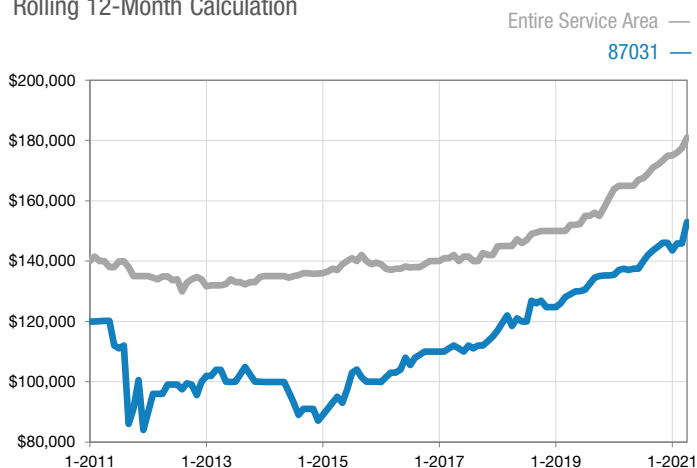
Median Sales Price - Single-Family Detached

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.