

# Local Market Update for April 2021

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



## 87104

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	20	13	- 35.0%	83	48	- 42.2%
Pending Sales	16	12	- 25.0%	47	47	0.0%
Closed Sales	10	11	+ 10.0%	42	45	+ 7.1%
Days on Market Until Sale	33	5	- 84.8%	43	28	- 34.9%
Median Sales Price*	\$232,500	<b>\$330,000</b>	+ 41.9%	\$240,000	<b>\$340,000</b>	+ 41.7%
Average Sales Price*	\$302,640	<b>\$381,036</b>	+ 25.9%	\$321,788	<b>\$382,249</b>	+ 18.8%
Percent of List Price Received*	98.9%	<b>101.0%</b>	+ 2.1%	97.9%	<b>100.1%</b>	+ 2.2%
Inventory of Homes for Sale	38	9	- 76.3%	--	--	--
Months Supply of Inventory	3.5	<b>0.8</b>	- 77.1%	--	--	--

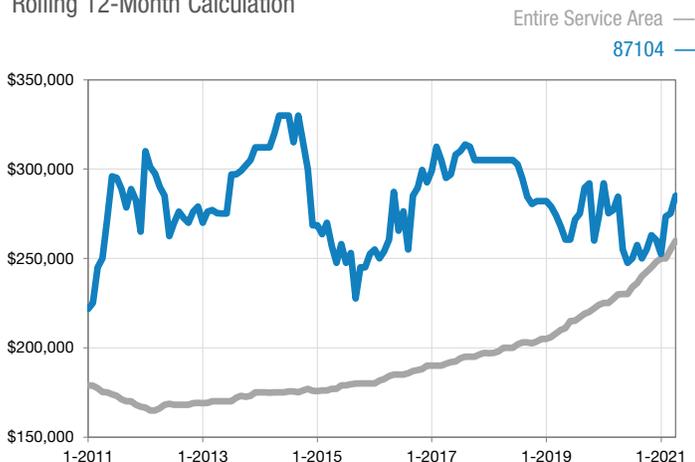
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	8	4	- 50.0%	29	14	- 51.7%
Pending Sales	3	4	+ 33.3%	13	14	+ 7.7%
Closed Sales	5	6	+ 20.0%	12	10	- 16.7%
Days on Market Until Sale	29	15	- 48.3%	32	10	- 68.8%
Median Sales Price*	\$195,000	<b>\$277,500</b>	+ 42.3%	\$211,250	<b>\$316,000</b>	+ 49.6%
Average Sales Price*	\$191,480	<b>\$295,483</b>	+ 54.3%	\$211,992	<b>\$299,740</b>	+ 41.4%
Percent of List Price Received*	97.8%	<b>99.6%</b>	+ 1.8%	97.2%	<b>99.4%</b>	+ 2.3%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	4.9	<b>0.2</b>	- 95.9%	--	--	--

\* 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.

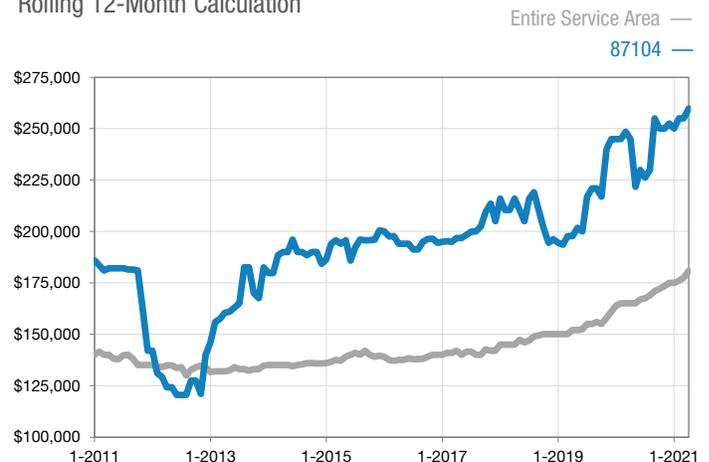
### Median Sales Price - Single-Family Detached

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.