Local Market Update for April 2021

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

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Jarales, Bosque – 742

North of Socorro County Line, South of Castillo Rd, East of I-25, West of Hwy 304

Single-Family Detached

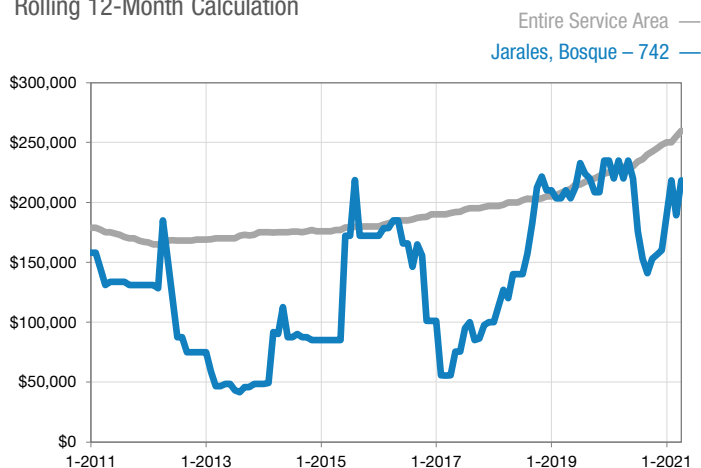| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	3	0	- 100.0%	6	3	- 50.0%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	0	1	--	2	4	+ 100.0%
Days on Market Until Sale	--	138	--	72	69	- 4.2%
Median Sales Price*	--	$235,000	--	$201,450	$227,500	+ 12.9%
Average Sales Price*	--	$235,000	--	$201,450	$207,500	+ 3.0%
Percent of List Price Received*	--	100.0%	--	96.5%	98.2%	+ 1.8%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	3.3	0.8	- 75.8%	--	--	--

* 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

Key Metrics	April			Year to Date		
	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.
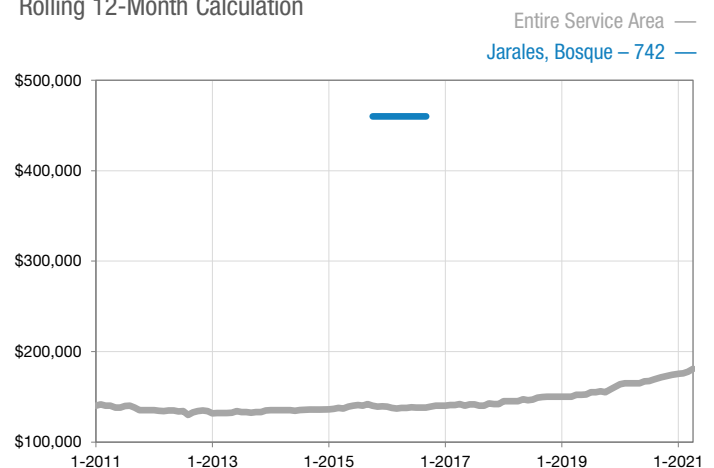
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Jarales, Bosque – 742 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Jarales, Bosque – 742 —

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.