

# Local Market Update for April 2021

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

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	24	20	- 16.7%	97	72	- 25.8%
Pending Sales	16	23	+ 43.8%	54	76	+ 40.7%
Closed Sales	12	17	+ 41.7%	44	72	+ 63.6%
Days on Market Until Sale	46	43	- 6.5%	48	30	- 37.5%
Median Sales Price*	\$155,000	<b>\$357,000</b>	+ 130.3%	\$183,500	<b>\$231,000</b>	+ 25.9%
Average Sales Price*	\$248,458	<b>\$358,841</b>	+ 44.4%	\$216,621	<b>\$283,165</b>	+ 30.7%
Percent of List Price Received*	97.4%	<b>101.6%</b>	+ 4.3%	96.9%	<b>100.2%</b>	+ 3.4%
Inventory of Homes for Sale	57	12	- 78.9%	--	--	--
Months Supply of Inventory	4.1	0.6	- 85.4%	--	--	--

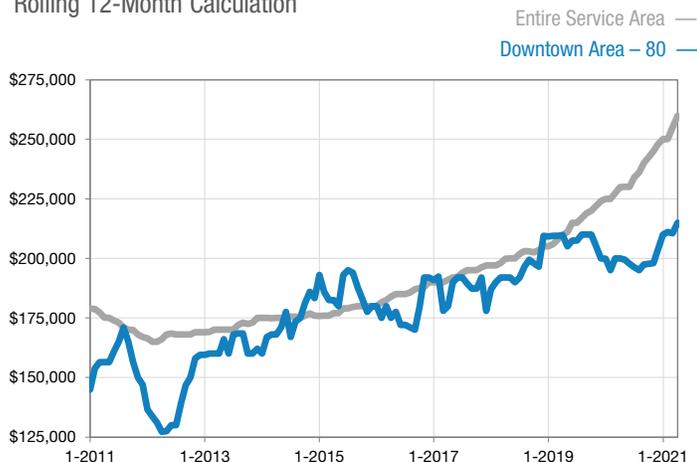
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	14	17	+ 21.4%	51	48	- 5.9%
Pending Sales	3	20	+ 566.7%	25	48	+ 92.0%
Closed Sales	5	13	+ 160.0%	29	31	+ 6.9%
Days on Market Until Sale	37	48	+ 29.7%	35	44	+ 25.7%
Median Sales Price*	\$195,000	<b>\$266,950</b>	+ 36.9%	\$201,500	<b>\$272,500</b>	+ 35.2%
Average Sales Price*	\$193,900	<b>\$285,285</b>	+ 47.1%	\$217,255	<b>\$265,635</b>	+ 22.3%
Percent of List Price Received*	95.7%	<b>98.2%</b>	+ 2.6%	97.3%	<b>97.8%</b>	+ 0.5%
Inventory of Homes for Sale	35	16	- 54.3%	--	--	--
Months Supply of Inventory	5.4	1.6	- 70.4%	--	--	--

\* 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.