

Local Market Update for April 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	82	100	+ 22.0%	355	312	- 12.1%
Pending Sales	45	96	+ 113.3%	250	297	+ 18.8%
Closed Sales	58	69	+ 19.0%	238	245	+ 2.9%
Days on Market Until Sale	31	12	- 61.3%	37	20	- 45.9%
Median Sales Price*	\$274,450	\$317,500	+ 15.7%	\$256,936	\$300,000	+ 16.8%
Average Sales Price*	\$287,950	\$356,116	+ 23.7%	\$280,046	\$336,125	+ 20.0%
Percent of List Price Received*	99.1%	101.4%	+ 2.3%	99.2%	100.3%	+ 1.1%
Inventory of Homes for Sale	137	38	- 72.3%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--

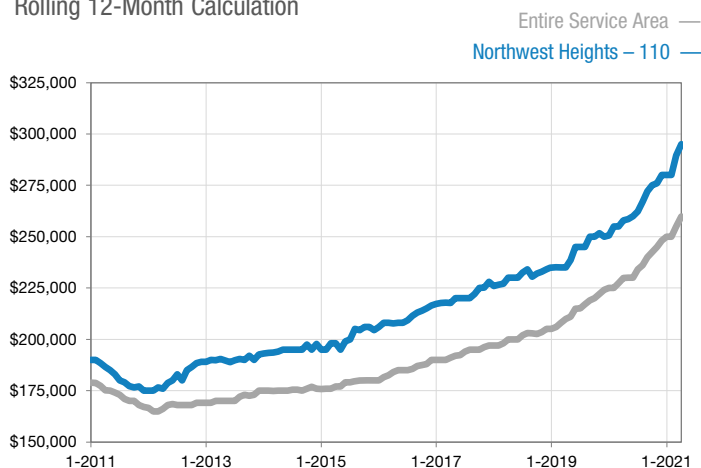
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	4	4	0.0%	19	17	- 10.5%
Pending Sales	2	4	+ 100.0%	21	17	- 19.0%
Closed Sales	10	6	- 40.0%	22	16	- 27.3%
Days on Market Until Sale	17	36	+ 111.8%	35	29	- 17.1%
Median Sales Price*	\$142,375	\$290,305	+ 103.9%	\$217,500	\$183,000	- 15.9%
Average Sales Price*	\$184,214	\$286,659	+ 55.6%	\$232,872	\$240,750	+ 3.4%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	98.7%	99.5%	+ 0.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

* 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.

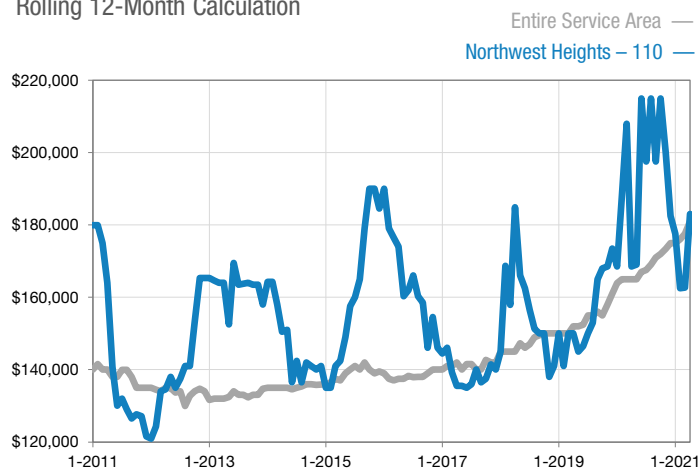
Median Sales Price - Single-Family Detached

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.