

Local Market Update for April 2021

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



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Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	13	17	+ 30.8%	72	61	- 15.3%
Pending Sales	11	23	+ 109.1%	42	68	+ 61.9%
Closed Sales	10	17	+ 70.0%	38	64	+ 68.4%
Days on Market Until Sale	37	68	+ 83.8%	45	37	- 17.8%
Median Sales Price*	\$126,250	\$250,000	+ 98.0%	\$145,000	\$192,000	+ 32.4%
Average Sales Price*	\$155,400	\$282,141	+ 81.6%	\$160,685	\$220,047	+ 36.9%
Percent of List Price Received*	98.7%	101.1%	+ 2.4%	96.3%	99.6%	+ 3.4%
Inventory of Homes for Sale	48	8	- 83.3%	--	--	--
Months Supply of Inventory	4.3	0.5	- 88.4%	--	--	--

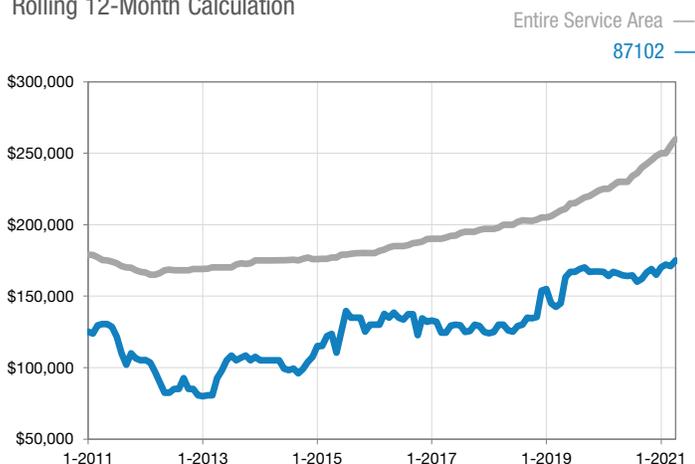
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	31	36	+ 16.1%
Pending Sales	1	17	+ 1600.0%	15	37	+ 146.7%
Closed Sales	2	8	+ 300.0%	19	23	+ 21.1%
Days on Market Until Sale	67	66	- 1.5%	40	55	+ 37.5%
Median Sales Price*	\$148,500	\$250,925	+ 69.0%	\$195,000	\$234,900	+ 20.5%
Average Sales Price*	\$148,500	\$264,475	+ 78.1%	\$201,389	\$249,317	+ 23.8%
Percent of List Price Received*	95.2%	97.8%	+ 2.7%	97.6%	97.3%	- 0.3%
Inventory of Homes for Sale	25	14	- 44.0%	--	--	--
Months Supply of Inventory	5.6	2.0	- 64.3%	--	--	--

* 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.

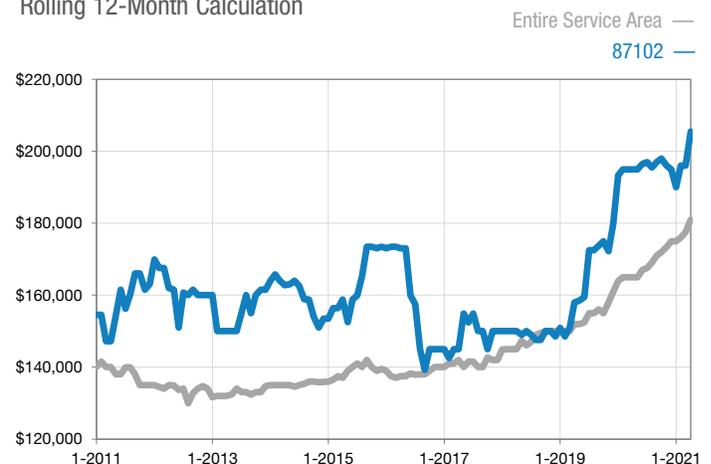
Median Sales Price - Single-Family Detached

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.