

Local Market Update for April 2021

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	18	13	- 27.8%	63	51	- 19.0%
Pending Sales	21	21	0.0%	61	53	- 13.1%
Closed Sales	13	13	0.0%	49	36	- 26.5%
Days on Market Until Sale	57	24	- 57.9%	62	22	- 64.5%
Median Sales Price*	\$180,000	\$180,000	0.0%	\$182,000	\$192,000	+ 5.5%
Average Sales Price*	\$180,646	\$179,669	- 0.5%	\$189,790	\$209,222	+ 10.2%
Percent of List Price Received*	95.0%	99.1%	+ 4.3%	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	23	4	- 82.6%	--	--	--
Months Supply of Inventory	1.6	0.3	- 81.3%	--	--	--

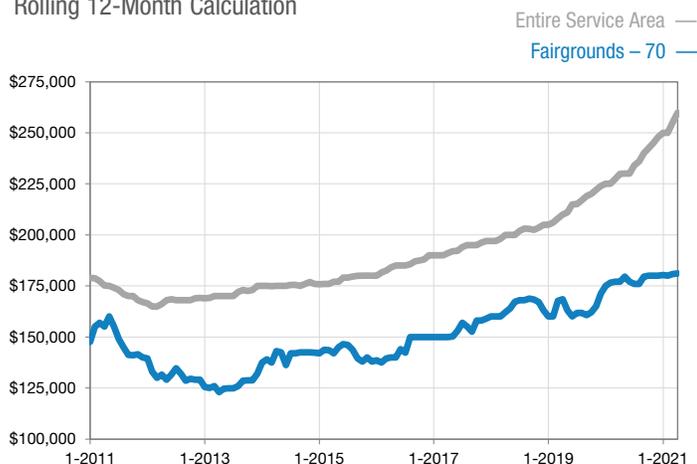
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	1	1	0.0%	2	3	+ 50.0%
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	74	--	--	50	23	- 54.0%
Median Sales Price*	\$157,900	--	--	\$157,900	\$186,500	+ 18.1%
Average Sales Price*	\$157,900	--	--	\$128,300	\$186,500	+ 45.4%
Percent of List Price Received*	95.7%	--	--	95.3%	99.8%	+ 4.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

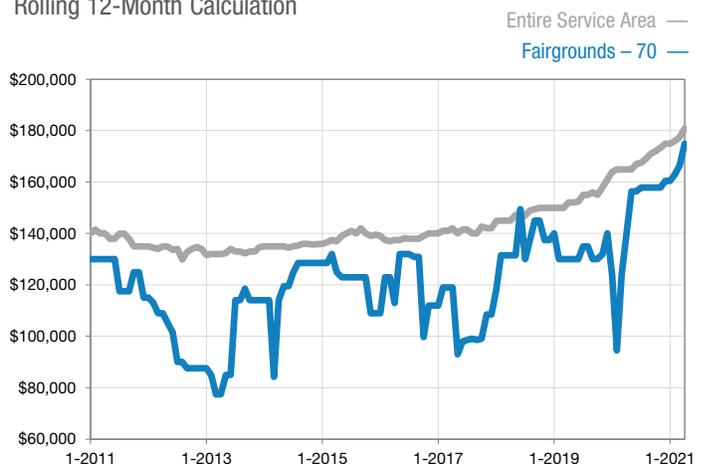
Median Sales Price - Single-Family Detached

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.