Local Market Update for April 2021

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

gaar

Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached

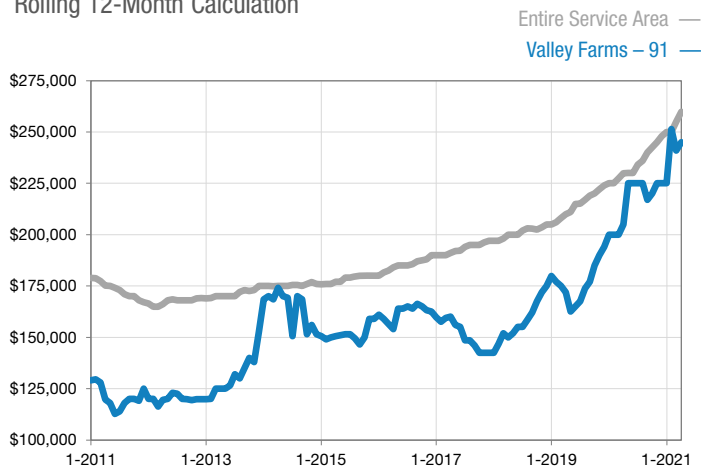| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	13	12	- 7.7%	40	40	0.0%
Pending Sales	7	9	+ 28.6%	33	35	+ 6.1%
Closed Sales	11	4	- 63.6%	27	32	+ 18.5%
Days on Market Until Sale	35	4	- 88.6%	41	16	- 61.0%
Median Sales Price*	$225,000	$272,500	+ 21.1%	$205,000	$241,750	+ 17.9%
Average Sales Price*	$277,682	$303,750	+ 9.4%	$237,944	$310,367	+ 30.4%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	97.8%	100.4%	+ 2.7%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 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.

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%	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--
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 —
Valley Farms – 91 —

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

Entire Service Area —
Valley Farms – 91 —

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.