

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	63	107	+ 69.8%	328	339	+ 3.4%
Pending Sales	66	109	+ 65.2%	304	339	+ 11.5%
Closed Sales	77	83	+ 7.8%	277	276	- 0.4%
Days on Market Until Sale	33	5	- 84.8%	33	7	- 78.8%
Median Sales Price*	\$181,000	\$220,000	+ 21.5%	\$173,500	\$205,000	+ 18.2%
Average Sales Price*	\$184,720	\$218,382	+ 18.2%	\$178,229	\$207,911	+ 16.7%
Percent of List Price Received*	99.7%	101.9%	+ 2.2%	99.5%	101.7%	+ 2.2%
Inventory of Homes for Sale	80	21	- 73.8%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

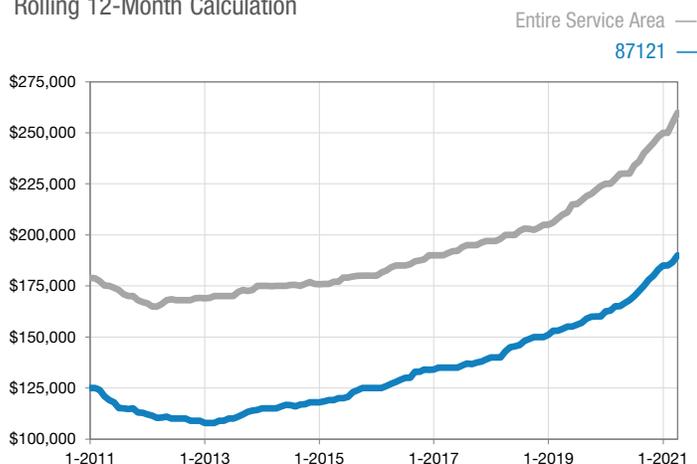
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	11	8	- 27.3%
Pending Sales	5	1	- 80.0%	11	7	- 36.4%
Closed Sales	2	1	- 50.0%	10	10	0.0%
Days on Market Until Sale	13	1	- 92.3%	64	6	- 90.6%
Median Sales Price*	\$130,500	\$145,000	+ 11.1%	\$166,250	\$147,500	- 11.3%
Average Sales Price*	\$130,500	\$145,000	+ 11.1%	\$152,810	\$153,843	+ 0.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.1%	99.9%	+ 1.8%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--

* 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.

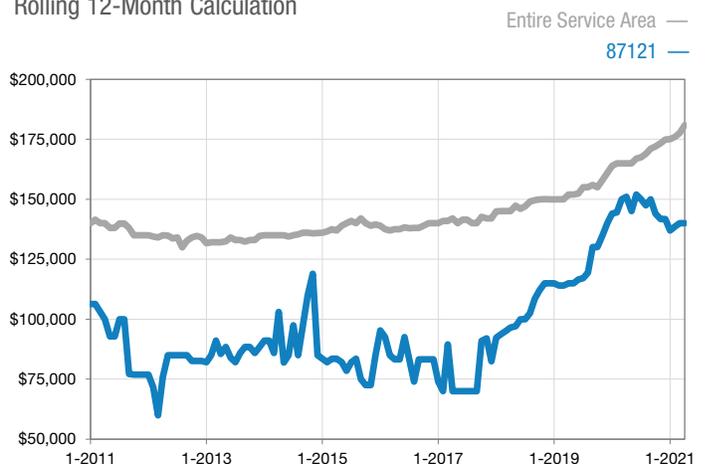
Median Sales Price - Single-Family Detached

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.