

# Local Market Update for April 2021

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



## 87031

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	45	<b>64</b>	+ 42.2%	207	<b>200</b>	- 3.4%
Pending Sales	45	<b>60</b>	+ 33.3%	173	<b>193</b>	+ 11.6%
Closed Sales	41	<b>38</b>	- 7.3%	141	<b>173</b>	+ 22.7%
Days on Market Until Sale	51	<b>32</b>	- 37.3%	54	<b>34</b>	- 37.0%
Median Sales Price*	\$205,000	<b>\$247,900</b>	+ 20.9%	\$215,500	<b>\$239,900</b>	+ 11.3%
Average Sales Price*	\$226,000	<b>\$257,879</b>	+ 14.1%	\$220,577	<b>\$258,846</b>	+ 17.3%
Percent of List Price Received*	99.0%	<b>100.4%</b>	+ 1.4%	98.7%	<b>99.9%</b>	+ 1.2%
Inventory of Homes for Sale	110	<b>43</b>	- 60.9%	--	--	--
Months Supply of Inventory	2.6	<b>0.8</b>	- 69.2%	--	--	--

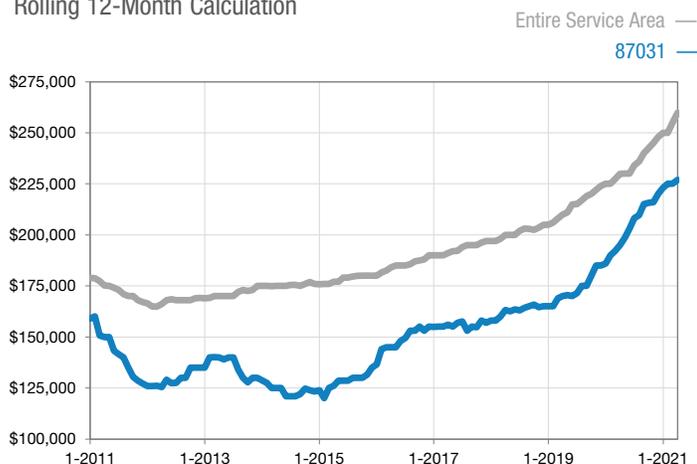
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>3</b>	- 25.0%	12	<b>11</b>	- 8.3%
Pending Sales	4	<b>3</b>	- 25.0%	12	<b>11</b>	- 8.3%
Closed Sales	2	<b>1</b>	- 50.0%	10	<b>8</b>	- 20.0%
Days on Market Until Sale	51	<b>2</b>	- 96.1%	36	<b>9</b>	- 75.0%
Median Sales Price*	\$136,750	<b>\$184,900</b>	+ 35.2%	\$141,700	<b>\$156,250</b>	+ 10.3%
Average Sales Price*	\$136,750	<b>\$184,900</b>	+ 35.2%	\$146,010	<b>\$153,738</b>	+ 5.3%
Percent of List Price Received*	99.4%	<b>105.7%</b>	+ 6.3%	98.7%	<b>100.7%</b>	+ 2.0%
Inventory of Homes for Sale	3	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

\* 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.

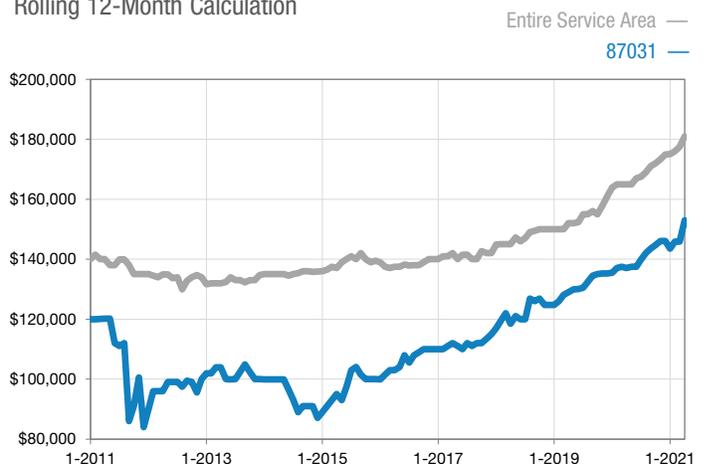
### Median Sales Price - Single-Family Detached

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.