

Local Market Update for April 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	35	32	- 8.6%	128	104	- 18.8%
Pending Sales	26	34	+ 30.8%	81	99	+ 22.2%
Closed Sales	22	24	+ 9.1%	71	85	+ 19.7%
Days on Market Until Sale	46	18	- 60.9%	49	31	- 36.7%
Median Sales Price*	\$317,450	\$330,500	+ 4.1%	\$296,000	\$315,000	+ 6.4%
Average Sales Price*	\$342,859	\$394,063	+ 14.9%	\$338,131	\$357,483	+ 5.7%
Percent of List Price Received*	98.5%	99.9%	+ 1.4%	97.3%	99.3%	+ 2.1%
Inventory of Homes for Sale	69	16	- 76.8%	--	--	--
Months Supply of Inventory	3.4	0.6	- 82.4%	--	--	--

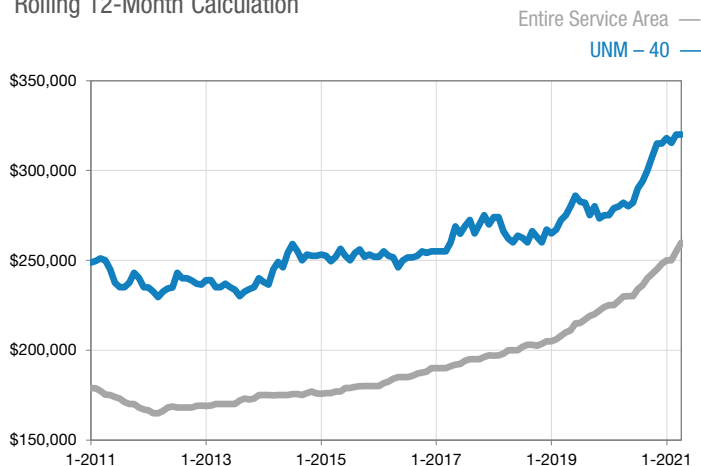
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	2	3	+ 50.0%	5	9	+ 80.0%
Pending Sales	1	3	+ 200.0%	1	7	+ 600.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Days on Market Until Sale	--	21	--	31	27	- 12.9%
Median Sales Price*	--	\$293,000	--	\$190,000	\$228,000	+ 20.0%
Average Sales Price*	--	\$293,000	--	\$190,000	\$235,333	+ 23.9%
Percent of List Price Received*	--	98.3%	--	100.0%	96.9%	- 3.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.6	- 60.0%	--	--	--

* 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.

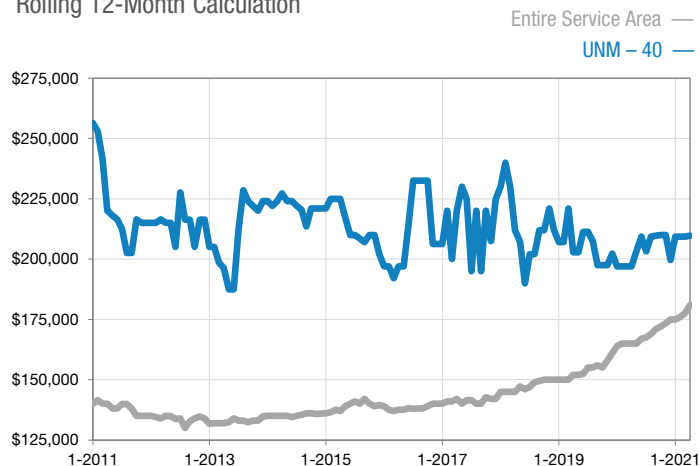
Median Sales Price - Single-Family Detached

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.