

Local Market Update for April 2021

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



87124

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 85 | 107 | + 25.9% | 374 | 374 | 0.0% |
| Pending Sales | 81 | 98 | + 21.0% | 337 | 372 | + 10.4% |
| Closed Sales | 83 | 90 | + 8.4% | 317 | 331 | + 4.4% |
| Days on Market Until Sale | 26 | 10 | - 61.5% | 30 | 14 | - 53.3% |
| Median Sales Price* | \$248,000 | \$280,000 | + 12.9% | \$230,000 | \$265,000 | + 15.2% |
| Average Sales Price* | \$266,235 | \$307,452 | + 15.5% | \$252,847 | \$292,105 | + 15.5% |
| Percent of List Price Received* | 99.0% | 101.6% | + 2.6% | 98.8% | 100.6% | + 1.8% |
| Inventory of Homes for Sale | 100 | 42 | - 58.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.4 | - 63.6% | -- | -- | -- |

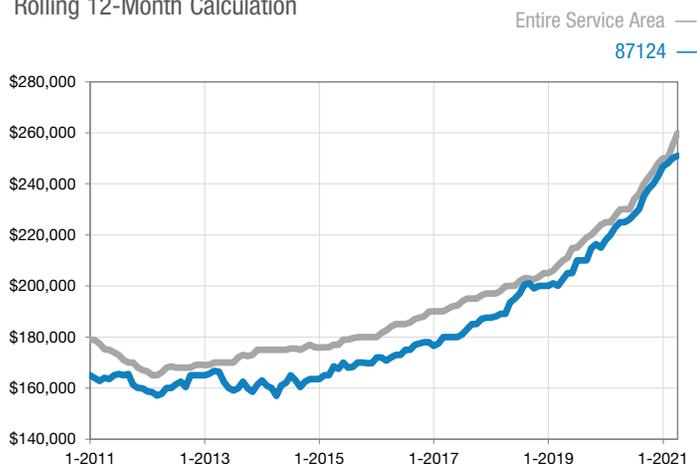
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 4 | - 20.0% | 35 | 37 | + 5.7% |
| Pending Sales | 8 | 6 | - 25.0% | 31 | 40 | + 29.0% |
| Closed Sales | 8 | 10 | + 25.0% | 31 | 36 | + 16.1% |
| Days on Market Until Sale | 49 | 5 | - 89.8% | 28 | 7 | - 75.0% |
| Median Sales Price* | \$130,000 | \$142,250 | + 9.4% | \$135,500 | \$162,500 | + 19.9% |
| Average Sales Price* | \$135,597 | \$173,650 | + 28.1% | \$144,933 | \$170,667 | + 17.8% |
| Percent of List Price Received* | 96.6% | 101.4% | + 5.0% | 97.3% | 101.4% | + 4.2% |
| Inventory of Homes for Sale | 9 | 1 | - 88.9% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.1 | - 90.0% | -- | -- | -- |

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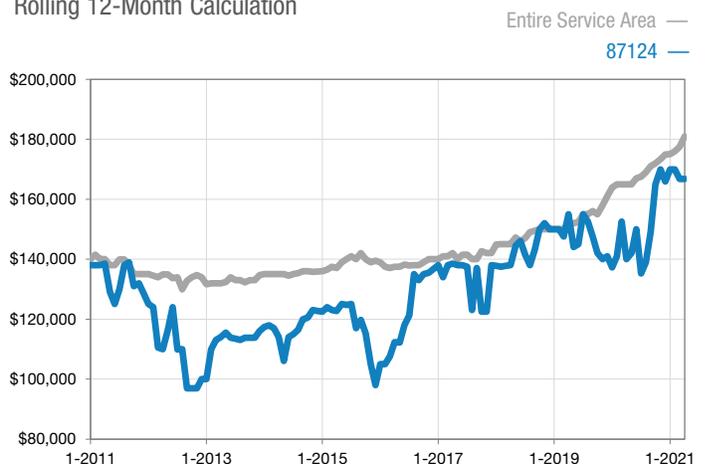
Median Sales Price - Single-Family Detached

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.