

Local Market Update for April 2021

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



UNM South – 42

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

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 30 | 29 | - 3.3% | 116 | 84 | - 27.6% |
| Pending Sales | 18 | 23 | + 27.8% | 70 | 91 | + 30.0% |
| Closed Sales | 16 | 20 | + 25.0% | 63 | 91 | + 44.4% |
| Days on Market Until Sale | 31 | 27 | - 12.9% | 37 | 36 | - 2.7% |
| Median Sales Price* | \$271,000 | \$255,000 | - 5.9% | \$249,500 | \$250,000 | + 0.2% |
| Average Sales Price* | \$280,971 | \$288,003 | + 2.5% | \$260,350 | \$265,203 | + 1.9% |
| Percent of List Price Received* | 98.0% | 100.0% | + 2.0% | 97.6% | 99.2% | + 1.6% |
| Inventory of Homes for Sale | 49 | 13 | - 73.5% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 0.6 | - 76.9% | -- | -- | -- |

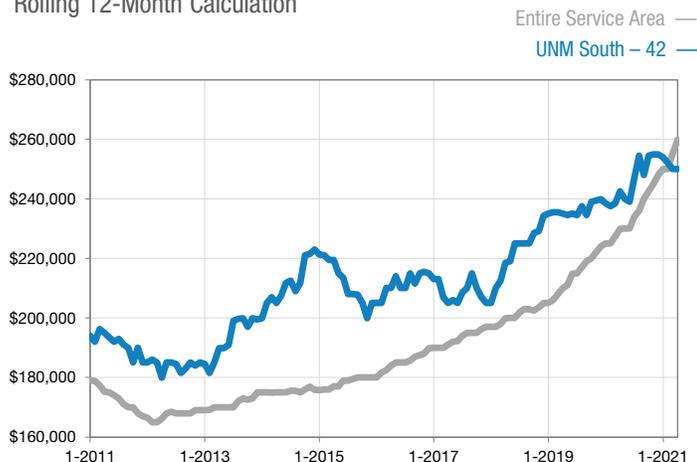
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 5 | + 25.0% | 24 | 14 | - 41.7% |
| Pending Sales | 3 | 6 | + 100.0% | 14 | 14 | 0.0% |
| Closed Sales | 2 | 3 | + 50.0% | 15 | 12 | - 20.0% |
| Days on Market Until Sale | 44 | 75 | + 70.5% | 30 | 48 | + 60.0% |
| Median Sales Price* | \$54,200 | \$123,000 | + 126.9% | \$69,900 | \$222,500 | + 218.3% |
| Average Sales Price* | \$54,200 | \$264,333 | + 387.7% | \$154,225 | \$245,500 | + 59.2% |
| Percent of List Price Received* | 100.0% | 95.9% | - 4.1% | 96.8% | 97.9% | + 1.1% |
| Inventory of Homes for Sale | 14 | 5 | - 64.3% | -- | -- | -- |
| Months Supply of Inventory | 4.7 | 1.5 | - 68.1% | -- | -- | -- |

* 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.

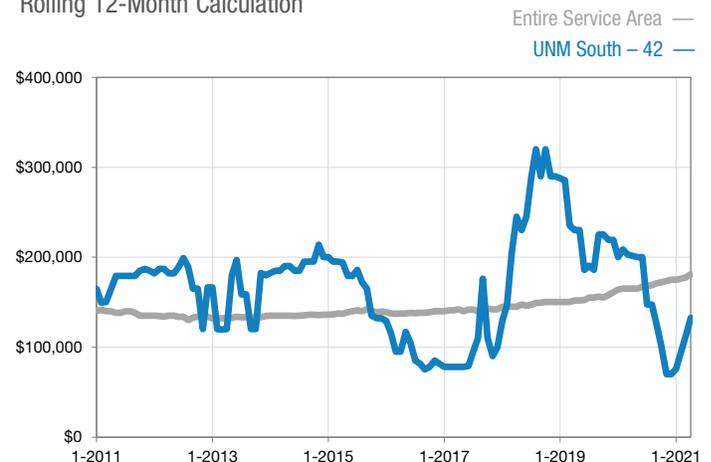
Median Sales Price - Single-Family Detached

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.