Local Market Update for April 2021

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

gaar

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Single-Family Detached

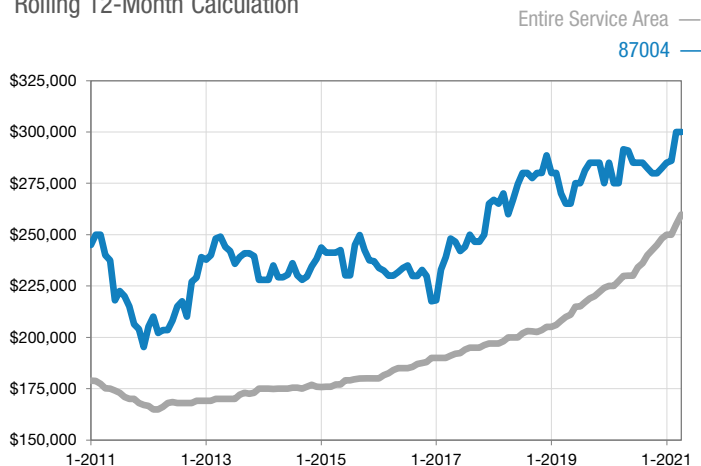| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	7	**10**	+ 42.9%	44	**42**	- 4.5%
Pending Sales	8	**12**	+ 50.0%	32	**43**	+ 34.4%
Closed Sales	10	**6**	- 40.0%	31	**37**	+ 19.4%
Days on Market Until Sale	47	**6**	- 87.2%	57	**32**	- 43.9%
Median Sales Price*	$342,500	**$405,000**	+ 18.2%	$257,500	**$342,000**	+ 32.8%
Average Sales Price*	$315,828	**$365,650**	+ 15.8%	$269,959	**$355,559**	+ 31.7%
Percent of List Price Received*	97.0%	**98.7%**	+ 1.8%	97.1%	**100.8%**	+ 3.8%
Inventory of Homes for Sale	32	**8**	- 75.0%	--	**--**	--
Months Supply of Inventory	3.4	**0.8**	- 76.5%	--	**--**	--

* 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

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	**0**	0.0%	1	**1**	0.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	--	**--**	--	14	**0**	- 100.0%
Median Sales Price*	--	**--**	--	$78,500	**$112,000**	+ 42.7%
Average Sales Price*	--	**--**	--	$78,500	**$112,000**	+ 42.7%
Percent of List Price Received*	--	**--**	--	112.3%	**100.0%**	- 11.0%
Inventory of Homes for Sale	0	**0**	0.0%	--	**--**	--
Months Supply of Inventory	--	**--**	--	--	**--**	--

* 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.
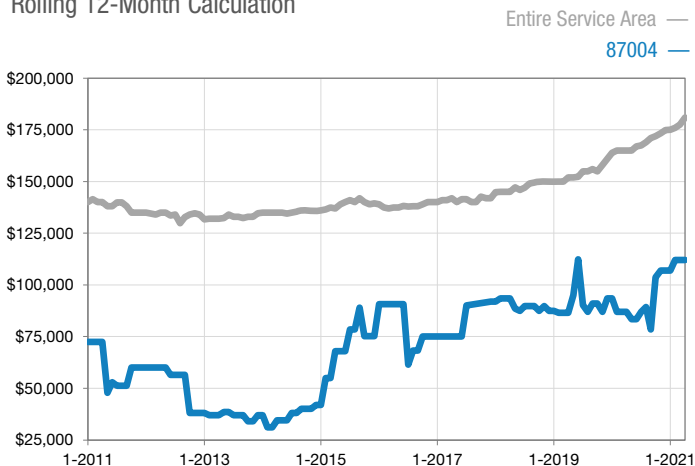
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87004 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87004 —

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.