

Local Market Update for April 2021

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	11	37	+ 236.4%	77	99	+ 28.6%
Pending Sales	7	30	+ 328.6%	62	79	+ 27.4%
Closed Sales	14	19	+ 35.7%	64	60	- 6.3%
Days on Market Until Sale	48	25	- 47.9%	49	23	- 53.1%
Median Sales Price*	\$340,000	\$380,000	+ 11.8%	\$335,000	\$324,000	- 3.3%
Average Sales Price*	\$485,971	\$433,332	- 10.8%	\$458,181	\$399,354	- 12.8%
Percent of List Price Received*	99.5%	100.8%	+ 1.3%	98.1%	100.3%	+ 2.2%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

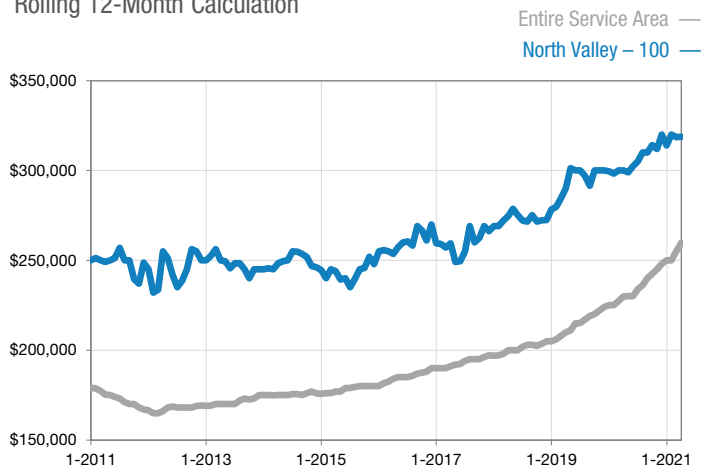
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	9	7	- 22.2%	20	12	- 40.0%
Pending Sales	7	8	+ 14.3%	15	13	- 13.3%
Closed Sales	2	3	+ 50.0%	12	9	- 25.0%
Days on Market Until Sale	5	2	- 60.0%	9	8	- 11.1%
Median Sales Price*	\$133,000	\$178,000	+ 33.8%	\$145,000	\$178,000	+ 22.8%
Average Sales Price*	\$133,000	\$176,633	+ 32.8%	\$150,733	\$206,708	+ 37.1%
Percent of List Price Received*	96.7%	103.1%	+ 6.6%	98.9%	101.4%	+ 2.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.

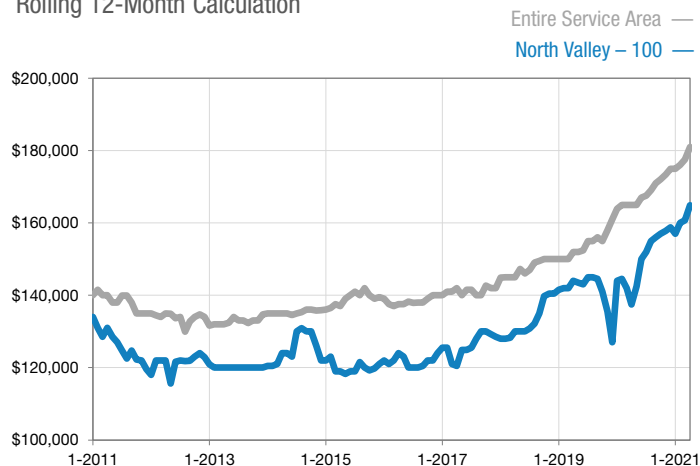
Median Sales Price - Single-Family Detached

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.