

# Local Market Update for April 2021

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



## 87114

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	113	<b>128</b>	+ 13.3%	447	<b>476</b>	+ 6.5%
Pending Sales	96	<b>117</b>	+ 21.9%	397	<b>453</b>	+ 14.1%
Closed Sales	103	<b>123</b>	+ 19.4%	353	<b>422</b>	+ 19.5%
Days on Market Until Sale	21	<b>8</b>	- 61.9%	31	<b>12</b>	- 61.3%
Median Sales Price*	\$250,000	<b>\$288,000</b>	+ 15.2%	\$250,000	<b>\$272,000</b>	+ 8.8%
Average Sales Price*	\$264,086	<b>\$321,993</b>	+ 21.9%	\$267,676	<b>\$306,038</b>	+ 14.3%
Percent of List Price Received*	99.2%	<b>101.6%</b>	+ 2.4%	98.9%	<b>100.8%</b>	+ 1.9%
Inventory of Homes for Sale	129	<b>46</b>	- 64.3%	--	--	--
Months Supply of Inventory	1.2	<b>0.4</b>	- 66.7%	--	--	--

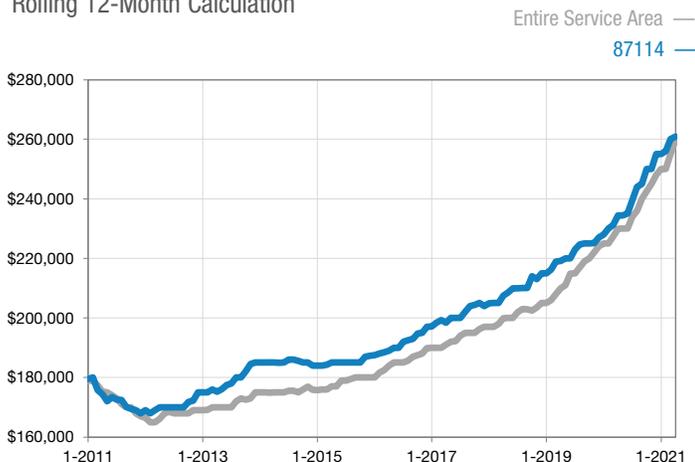
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	3	<b>3</b>	0.0%	17	<b>20</b>	+ 17.6%
Pending Sales	5	<b>3</b>	- 40.0%	16	<b>20</b>	+ 25.0%
Closed Sales	3	<b>6</b>	+ 100.0%	10	<b>23</b>	+ 130.0%
Days on Market Until Sale	9	<b>6</b>	- 33.3%	19	<b>11</b>	- 42.1%
Median Sales Price*	\$125,000	<b>\$246,500</b>	+ 97.2%	\$130,250	<b>\$195,000</b>	+ 49.7%
Average Sales Price*	\$138,000	<b>\$244,500</b>	+ 77.2%	\$138,640	<b>\$196,582</b>	+ 41.8%
Percent of List Price Received*	100.1%	<b>103.7%</b>	+ 3.6%	98.4%	<b>101.5%</b>	+ 3.2%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.4</b>	- 20.0%	--	--	--

\* 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.

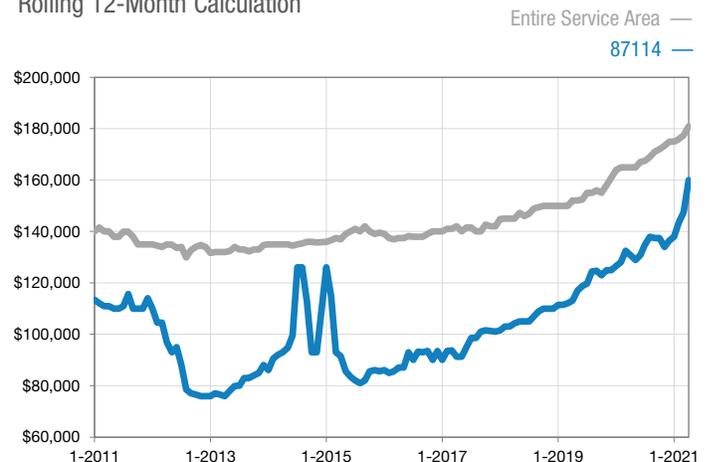
### Median Sales Price - Single-Family Detached

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.