

Local Market Update for April 2021

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	57	94	+ 64.9%	312	307	- 1.6%
Pending Sales	57	99	+ 73.7%	285	309	+ 8.4%
Closed Sales	75	73	- 2.7%	262	250	- 4.6%
Days on Market Until Sale	34	4	- 88.2%	33	7	- 78.8%
Median Sales Price*	\$181,000	\$220,000	+ 21.5%	\$173,500	\$202,250	+ 16.6%
Average Sales Price*	\$184,682	\$220,011	+ 19.1%	\$178,416	\$205,836	+ 15.4%
Percent of List Price Received*	99.7%	102.0%	+ 2.3%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	71	17	- 76.1%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

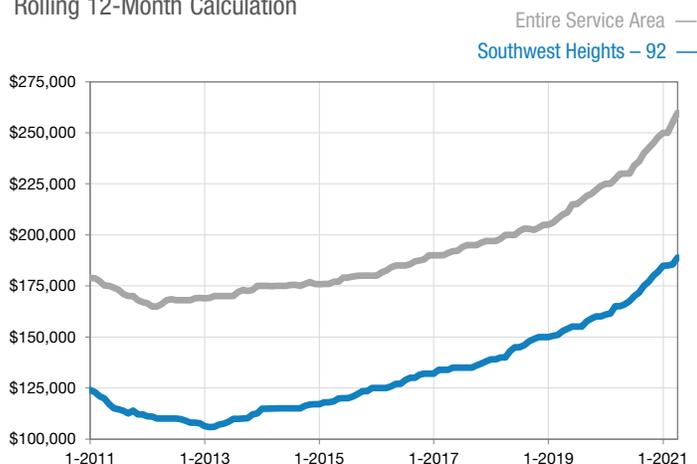
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	10	7	- 30.0%
Pending Sales	5	1	- 80.0%	10	6	- 40.0%
Closed Sales	2	1	- 50.0%	8	9	+ 12.5%
Days on Market Until Sale	13	1	- 92.3%	75	6	- 92.0%
Median Sales Price*	\$130,500	\$145,000	+ 11.1%	\$162,450	\$145,000	- 10.7%
Average Sales Price*	\$130,500	\$145,000	+ 11.1%	\$149,450	\$151,048	+ 1.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.0%	99.6%	+ 1.6%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.4	0.4	- 83.3%	--	--	--

* 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.

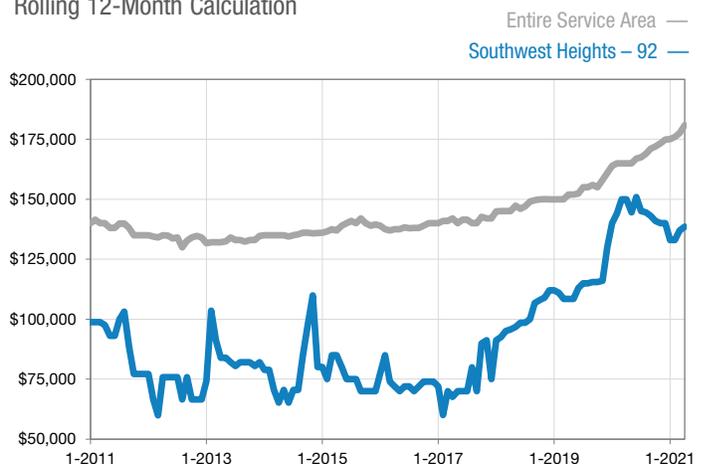
Median Sales Price - Single-Family Detached

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.