Local Market Update for April 2021

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

gaar

Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached

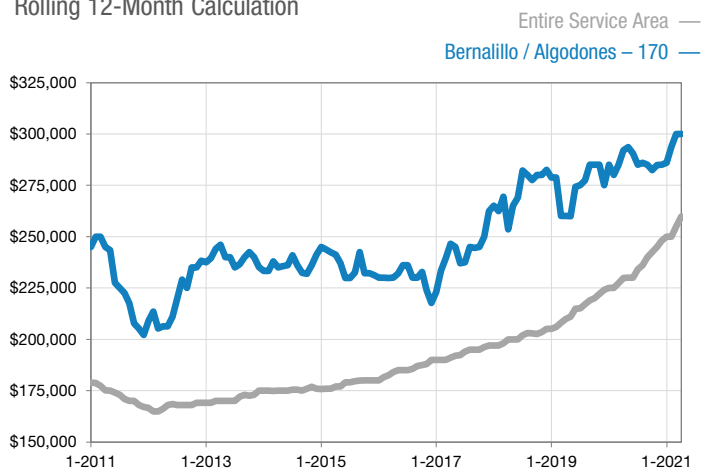| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	7	10	+ 42.9%	47	43	- 8.5%
Pending Sales	9	12	+ 33.3%	36	46	+ 27.8%
Closed Sales	11	7	- 36.4%	34	39	+ 14.7%
Days on Market Until Sale	44	6	- 86.4%	55	34	- 38.2%
Median Sales Price*	$345,000	$410,000	+ 18.8%	$275,500	$345,000	+ 25.2%
Average Sales Price*	$326,207	$397,700	+ 21.9%	$284,551	$368,735	+ 29.6%
Percent of List Price Received*	97.4%	98.7%	+ 1.3%	97.3%	100.6%	+ 3.4%
Inventory of Homes for Sale	34	8	- 76.5%	--	--	--
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.
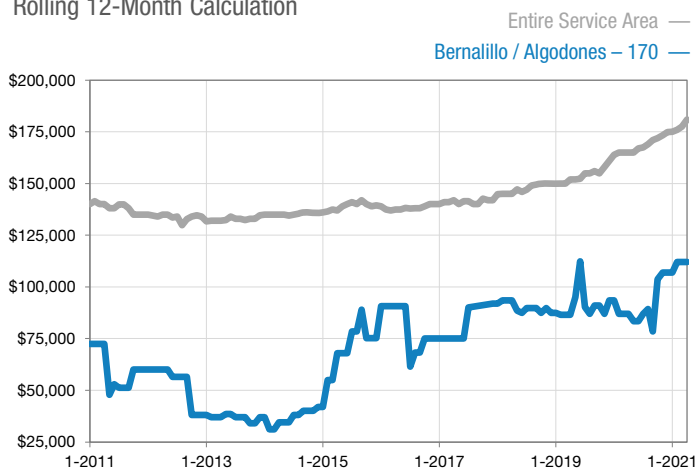
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Bernalillo / Algodones – 170 —

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

Entire Service Area —
Bernalillo / Algodones – 170 —

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.