

Local Market Update for April 2021

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



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Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	52	59	+ 13.5%	221	216	- 2.3%
Pending Sales	44	67	+ 52.3%	192	220	+ 14.6%
Closed Sales	47	48	+ 2.1%	168	181	+ 7.7%
Days on Market Until Sale	26	14	- 46.2%	28	26	- 7.1%
Median Sales Price*	\$240,000	\$309,850	+ 29.1%	\$237,000	\$298,965	+ 26.1%
Average Sales Price*	\$261,307	\$320,603	+ 22.7%	\$257,198	\$307,011	+ 19.4%
Percent of List Price Received*	99.8%	100.9%	+ 1.1%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	65	25	- 61.5%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	9	19	+ 111.1%	49	90	+ 83.7%
Pending Sales	11	20	+ 81.8%	52	89	+ 71.2%
Closed Sales	10	13	+ 30.0%	40	43	+ 7.5%
Days on Market Until Sale	87	19	- 78.2%	59	15	- 74.6%
Median Sales Price*	\$195,950	\$250,000	+ 27.6%	\$194,500	\$225,000	+ 15.7%
Average Sales Price*	\$201,270	\$238,869	+ 18.7%	\$192,308	\$220,679	+ 14.8%
Percent of List Price Received*	97.3%	101.3%	+ 4.1%	98.1%	100.1%	+ 2.0%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

* 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.

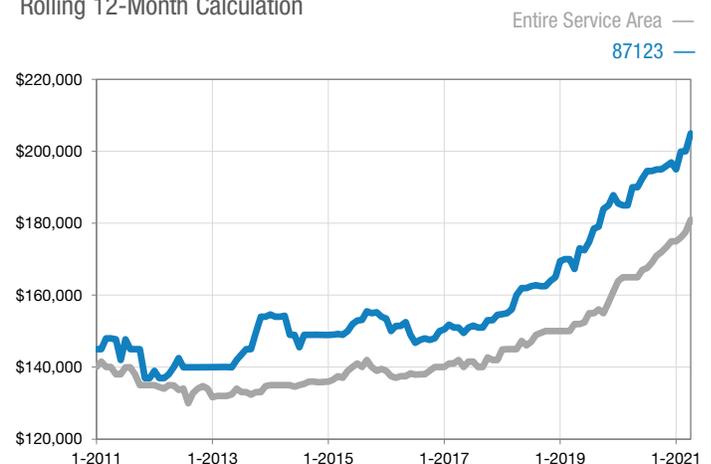
Median Sales Price - Single-Family Detached

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.