

Local Market Update for April 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	24	33	+ 37.5%	92	98	+ 6.5%
Pending Sales	17	34	+ 100.0%	73	90	+ 23.3%
Closed Sales	18	27	+ 50.0%	65	74	+ 13.8%
Days on Market Until Sale	23	27	+ 17.4%	34	25	- 26.5%
Median Sales Price*	\$383,500	\$506,500	+ 32.1%	\$375,000	\$461,000	+ 22.9%
Average Sales Price*	\$412,733	\$549,801	+ 33.2%	\$409,258	\$523,182	+ 27.8%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	35	16	- 54.3%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

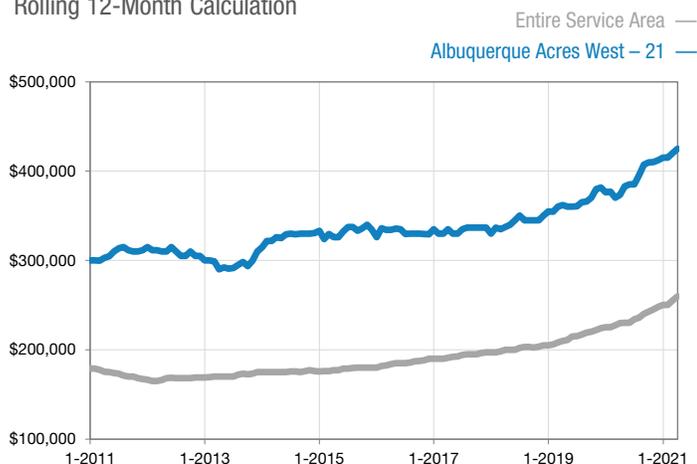
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	0	2	--	0	6	--
Pending Sales	0	3	--	0	5	--
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	13	8	- 38.5%
Median Sales Price*	--	--	--	\$205,000	\$225,000	+ 9.8%
Average Sales Price*	--	--	--	\$205,000	\$225,000	+ 9.8%
Percent of List Price Received*	--	--	--	100.0%	99.1%	- 0.9%
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.

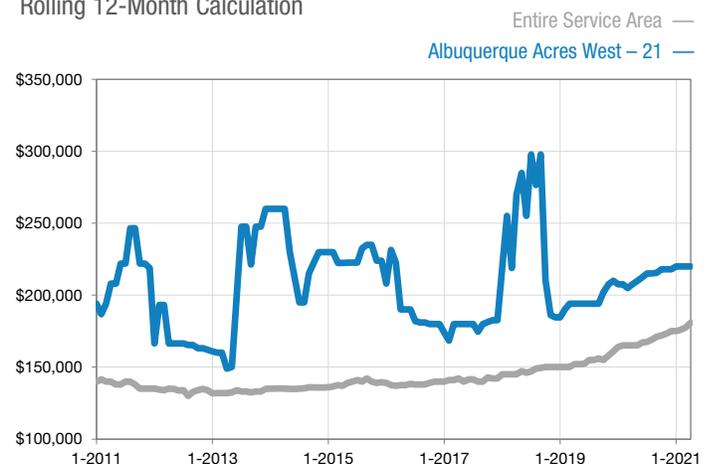
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.