

# Local Market Update for April 2021

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



## 87123

| Single-Family Detached          | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2020      | 2021      | Percent Change | Thru 4-2020  | Thru 4-2021 | Percent Change |
| 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%        | --           | --          | --             |

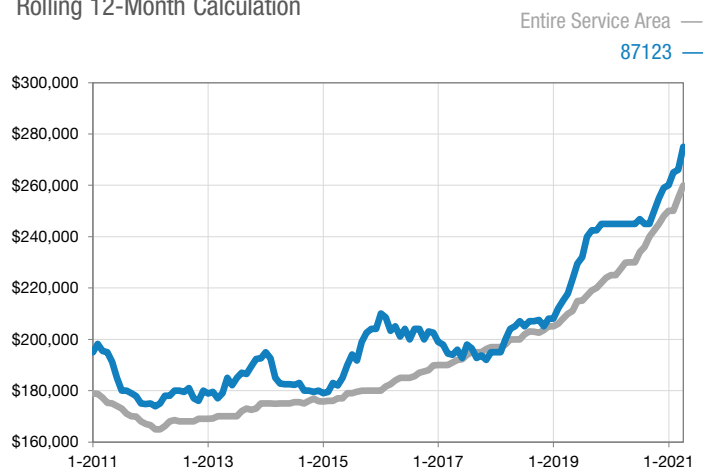
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2020      | 2021      | Percent Change | Thru 4-2020  | Thru 4-2021 | Percent Change |
| 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.

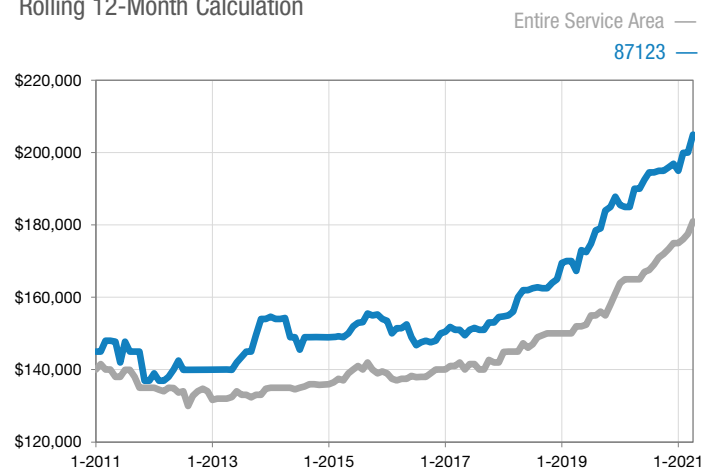
### Median Sales Price - Single-Family Detached

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.