

Local Market Update for April 2021

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



87002

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	23	33	+ 43.5%	79	126	+ 59.5%
Pending Sales	16	43	+ 168.8%	67	116	+ 73.1%
Closed Sales	17	24	+ 41.2%	64	68	+ 6.3%
Days on Market Until Sale	69	17	- 75.4%	72	37	- 48.6%
Median Sales Price*	\$165,000	\$187,675	+ 13.7%	\$149,950	\$170,000	+ 13.4%
Average Sales Price*	\$202,475	\$184,394	- 8.9%	\$157,617	\$187,479	+ 18.9%
Percent of List Price Received*	97.2%	99.7%	+ 2.6%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	73	28	- 61.6%	--	--	--
Months Supply of Inventory	4.4	1.2	- 72.7%	--	--	--

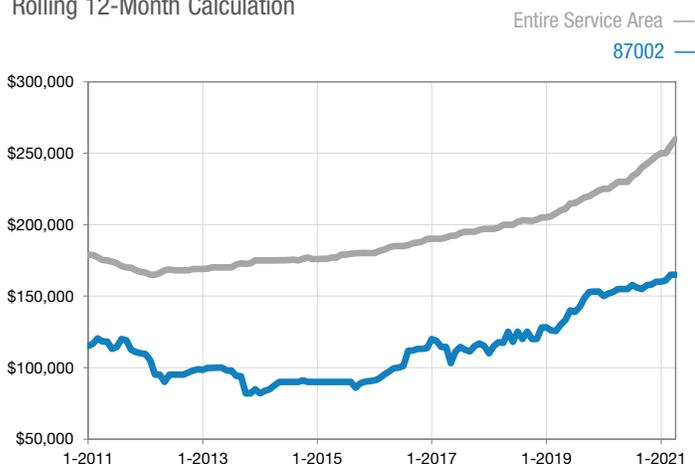
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	0	3	--	8	9	+ 12.5%
Pending Sales	1	3	+ 200.0%	6	8	+ 33.3%
Closed Sales	1	3	+ 200.0%	5	5	0.0%
Days on Market Until Sale	16	2	- 87.5%	13	38	+ 192.3%
Median Sales Price*	\$139,900	\$118,347	- 15.4%	\$105,000	\$120,000	+ 14.3%
Average Sales Price*	\$139,900	\$117,649	- 15.9%	\$105,780	\$125,589	+ 18.7%
Percent of List Price Received*	100.0%	104.6%	+ 4.6%	89.8%	102.0%	+ 13.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--

* 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.

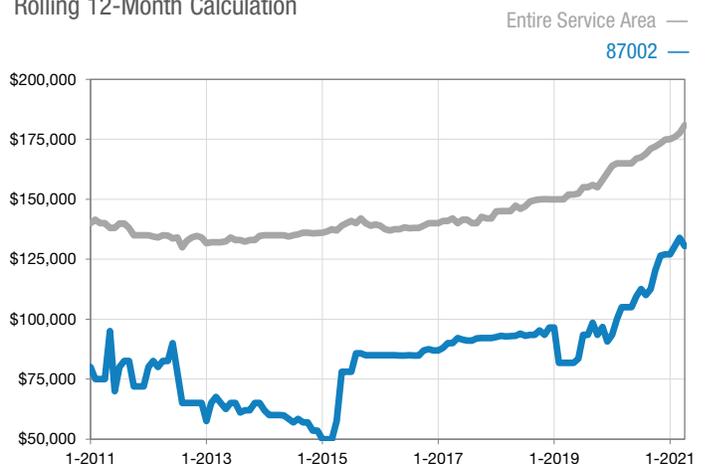
Median Sales Price - Single-Family Detached

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.