Local Market Update for April 2021

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

gaar

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Single-Family Detached

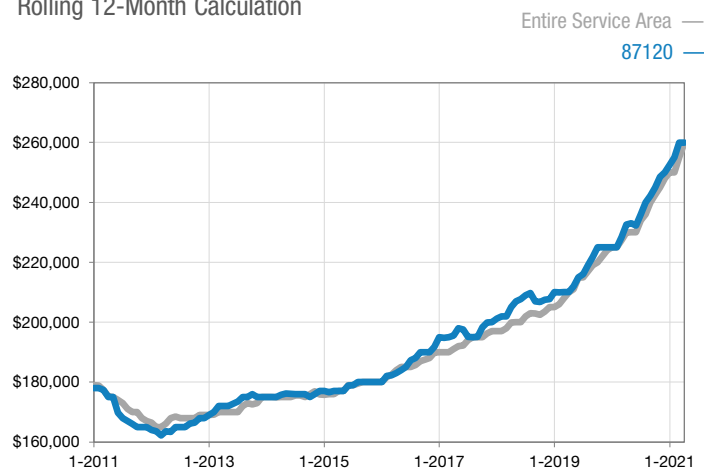| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	103	139	+ 35.0%	484	436	- 9.9%
Pending Sales	72	136	+ 88.9%	354	417	+ 17.8%
Closed Sales	81	102	+ 25.9%	325	355	+ 9.2%
Days on Market Until Sale	29	9	- 69.0%	34	17	- 50.0%
Median Sales Price*	$245,000	$282,500	+ 15.3%	$237,000	$270,000	+ 13.9%
Average Sales Price*	$269,839	$324,911	+ 20.4%	$258,982	$307,819	+ 18.9%
Percent of List Price Received*	99.6%	101.7%	+ 2.1%	99.2%	100.6%	+ 1.4%
Inventory of Homes for Sale	181	46	- 74.6%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

* 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	16	17	+ 6.3%	57	56	- 1.8%
Pending Sales	12	16	+ 33.3%	52	55	+ 5.8%
Closed Sales	15	16	+ 6.7%	45	51	+ 13.3%
Days on Market Until Sale	21	17	- 19.0%	26	16	- 38.5%
Median Sales Price*	$136,750	$185,150	+ 35.4%	$159,500	$185,000	+ 16.0%
Average Sales Price*	$167,876	$220,391	+ 31.3%	$192,565	$201,535	+ 4.7%
Percent of List Price Received*	99.5%	101.6%	+ 2.1%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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.
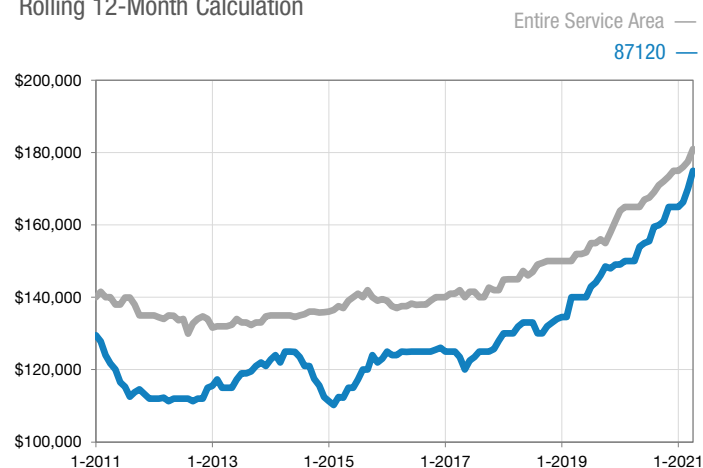
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87120 —

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

Entire Service Area —
87120 —

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.