

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		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	51	33	- 35.3%	159	146	- 8.2%
Pending Sales	42	38	- 9.5%	122	141	+ 15.6%
Closed Sales	28	26	- 7.1%	91	131	+ 44.0%
Days on Market Until Sale	23	18	- 21.7%	42	21	- 50.0%
Median Sales Price*	\$180,000	\$217,500	+ 20.8%	\$160,000	\$198,000	+ 23.8%
Average Sales Price*	\$217,122	\$253,467	+ 16.7%	\$185,384	\$231,932	+ 25.1%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	97.4%	99.7%	+ 2.4%
Inventory of Homes for Sale	74	23	- 68.9%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

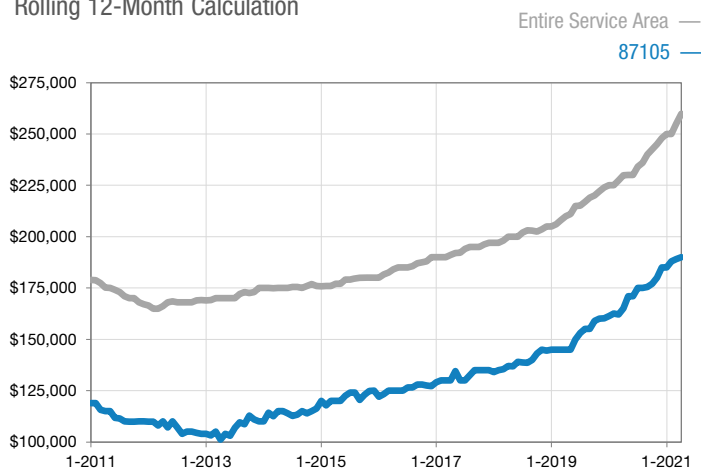
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	2	--	10	8	- 20.0%
Pending Sales	1	1	0.0%	9	7	- 22.2%
Closed Sales	5	1	- 80.0%	9	6	- 33.3%
Days on Market Until Sale	10	8	- 20.0%	16	23	+ 43.8%
Median Sales Price*	\$110,000	\$155,000	+ 40.9%	\$119,000	\$214,000	+ 79.8%
Average Sales Price*	\$124,580	\$155,000	+ 24.4%	\$124,878	\$209,365	+ 67.7%
Percent of List Price Received*	94.4%	105.4%	+ 11.7%	96.2%	99.8%	+ 3.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

* 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.

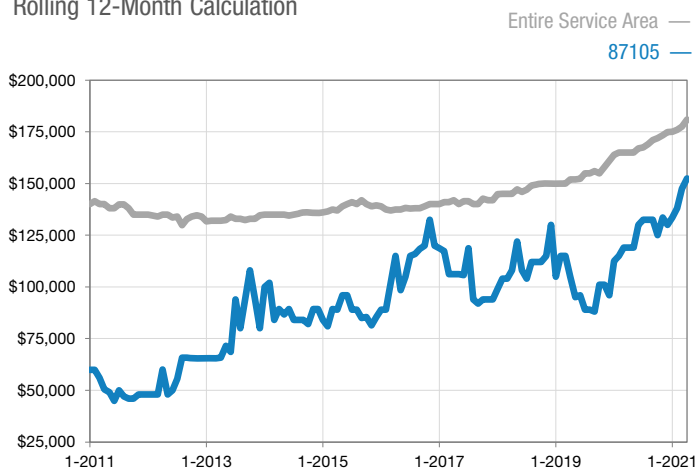
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.