

Local Market Update for April 2021

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



87114

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	113	128	+ 13.3%	447	476	+ 6.5%
Pending Sales	96	117	+ 21.9%	397	453	+ 14.1%
Closed Sales	103	123	+ 19.4%	353	422	+ 19.5%
Days on Market Until Sale	21	8	- 61.9%	31	12	- 61.3%
Median Sales Price*	\$250,000	\$288,000	+ 15.2%	\$250,000	\$272,000	+ 8.8%
Average Sales Price*	\$264,086	\$321,993	+ 21.9%	\$267,676	\$306,038	+ 14.3%
Percent of List Price Received*	99.2%	101.6%	+ 2.4%	98.9%	100.8%	+ 1.9%
Inventory of Homes for Sale	129	46	- 64.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

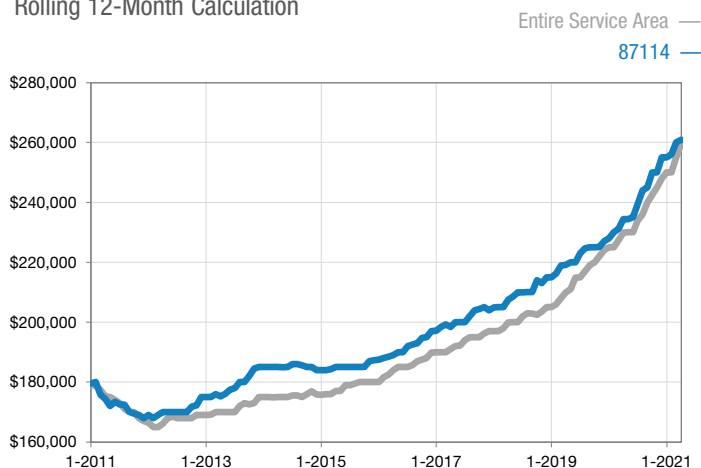
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	3	3	0.0%	17	20	+ 17.6%
Pending Sales	5	3	- 40.0%	16	20	+ 25.0%
Closed Sales	3	6	+ 100.0%	10	23	+ 130.0%
Days on Market Until Sale	9	6	- 33.3%	19	11	- 42.1%
Median Sales Price*	\$125,000	\$246,500	+ 97.2%	\$130,250	\$195,000	+ 49.7%
Average Sales Price*	\$138,000	\$244,500	+ 77.2%	\$138,640	\$196,582	+ 41.8%
Percent of List Price Received*	100.1%	103.7%	+ 3.6%	98.4%	101.5%	+ 3.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

* 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.

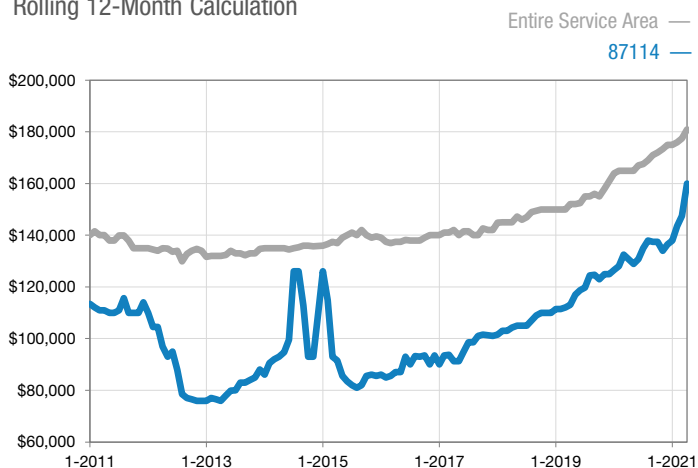
Median Sales Price - Single-Family Detached

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.