

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		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	35	25	- 28.6%	139	107	- 23.0%
Pending Sales	35	30	- 14.3%	109	110	+ 0.9%
Closed Sales	27	34	+ 25.9%	85	105	+ 23.5%
Days on Market Until Sale	50	29	- 42.0%	44	33	- 25.0%
Median Sales Price*	\$165,000	\$231,950	+ 40.6%	\$175,000	\$230,000	+ 31.4%
Average Sales Price*	\$223,659	\$252,739	+ 13.0%	\$211,213	\$244,325	+ 15.7%
Percent of List Price Received*	96.8%	98.8%	+ 2.1%	97.3%	99.1%	+ 1.8%
Inventory of Homes for Sale	51	8	- 84.3%	--	--	--
Months Supply of Inventory	2.1	0.3	- 85.7%	--	--	--

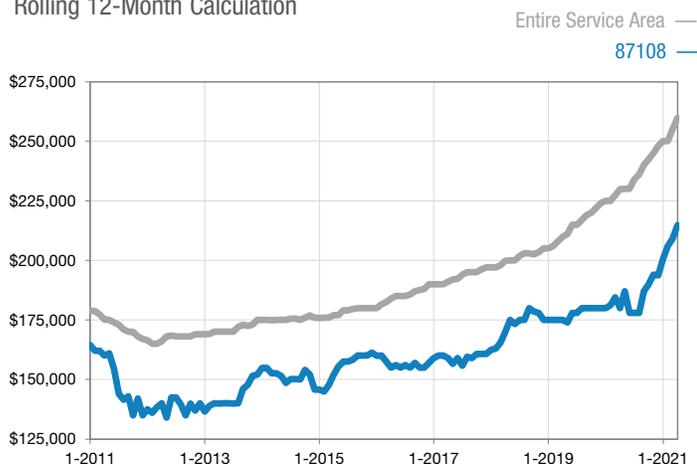
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	22	16	- 27.3%
Pending Sales	3	8	+ 166.7%	14	19	+ 35.7%
Closed Sales	3	5	+ 66.7%	14	15	+ 7.1%
Days on Market Until Sale	31	48	+ 54.8%	24	48	+ 100.0%
Median Sales Price*	\$113,500	\$123,000	+ 8.4%	\$118,000	\$155,000	+ 31.4%
Average Sales Price*	\$101,133	\$199,600	+ 97.4%	\$159,813	\$216,800	+ 35.7%
Percent of List Price Received*	91.0%	100.4%	+ 10.3%	95.9%	98.7%	+ 2.9%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	4.4	0.8	- 81.8%	--	--	--

* 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.

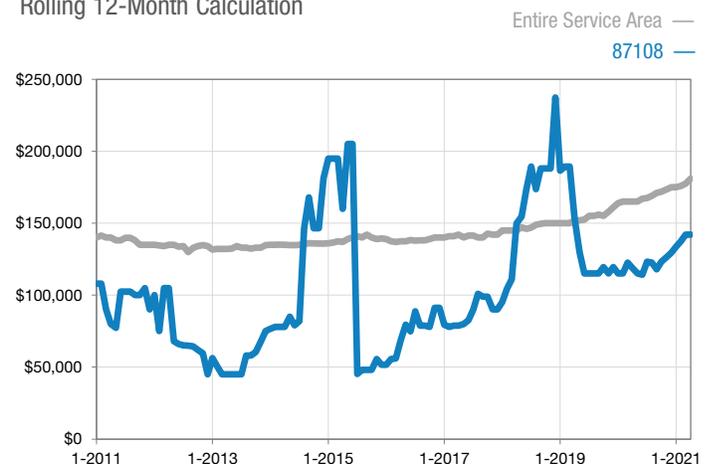
Median Sales Price - Single-Family Detached

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.