

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	16	37	+ 131.3%	76	106	+ 39.5%
Pending Sales	13	30	+ 130.8%	64	84	+ 31.3%
Closed Sales	18	23	+ 27.8%	60	77	+ 28.3%
Days on Market Until Sale	9	16	+ 77.8%	30	18	- 40.0%
Median Sales Price*	\$318,500	\$423,000	+ 32.8%	\$309,650	\$345,000	+ 11.4%
Average Sales Price*	\$340,256	\$431,414	+ 26.8%	\$319,973	\$383,370	+ 19.8%
Percent of List Price Received*	99.9%	101.7%	+ 1.8%	99.2%	99.8%	+ 0.6%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

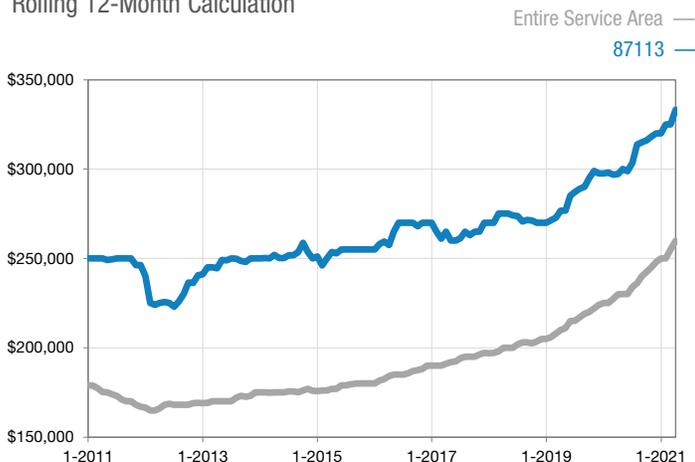
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	14	6	- 57.1%
Pending Sales	7	4	- 42.9%	12	7	- 41.7%
Closed Sales	2	2	0.0%	9	6	- 33.3%
Days on Market Until Sale	5	4	- 20.0%	7	12	+ 71.4%
Median Sales Price*	\$133,000	\$185,000	+ 39.1%	\$152,000	\$178,000	+ 17.1%
Average Sales Price*	\$133,000	\$185,000	+ 39.1%	\$147,822	\$181,250	+ 22.6%
Percent of List Price Received*	96.7%	104.6%	+ 8.2%	98.8%	101.0%	+ 2.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

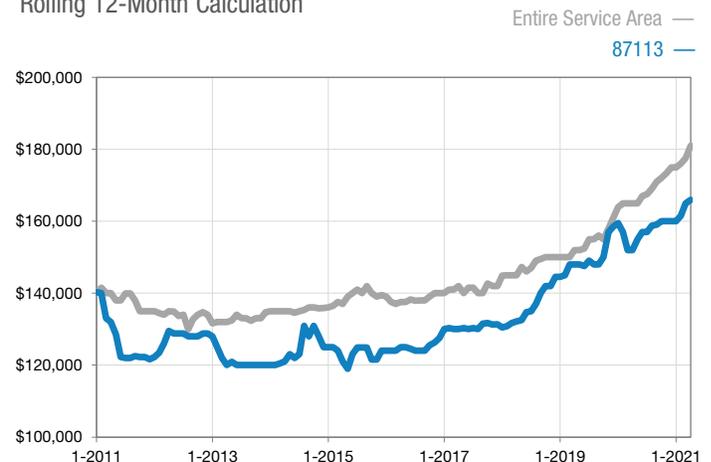
Median Sales Price - Single-Family Detached

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.