

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	37	39	+ 5.4%	141	138	- 2.1%
Pending Sales	27	44	+ 63.0%	114	137	+ 20.2%
Closed Sales	28	35	+ 25.0%	100	113	+ 13.0%
Days on Market Until Sale	16	13	- 18.8%	30	14	- 53.3%
Median Sales Price*	\$272,550	\$312,400	+ 14.6%	\$263,900	\$310,000	+ 17.5%
Average Sales Price*	\$298,729	\$322,483	+ 8.0%	\$282,820	\$318,313	+ 12.5%
Percent of List Price Received*	99.5%	101.1%	+ 1.6%	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	46	12	- 73.9%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--

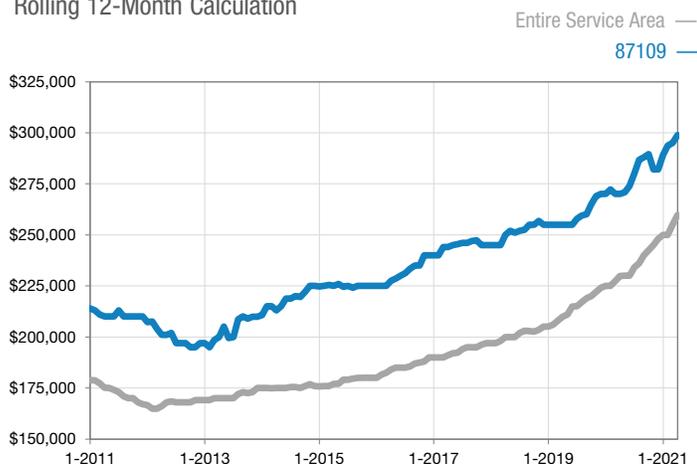
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	17	19	+ 11.8%	71	61	- 14.1%
Pending Sales	11	16	+ 45.5%	59	57	- 3.4%
Closed Sales	9	18	+ 100.0%	54	50	- 7.4%
Days on Market Until Sale	23	6	- 73.9%	15	8	- 46.7%
Median Sales Price*	\$225,000	\$235,000	+ 4.4%	\$199,000	\$182,000	- 8.5%
Average Sales Price*	\$216,778	\$215,797	- 0.5%	\$191,693	\$178,973	- 6.6%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

* 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.

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.