

Local Market Update for April 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	19	20	+ 5.3%	85	62	- 27.1%
Pending Sales	15	20	+ 33.3%	69	65	- 5.8%
Closed Sales	19	15	- 21.1%	72	58	- 19.4%
Days on Market Until Sale	13	10	- 23.1%	29	27	- 6.9%
Median Sales Price*	\$277,000	\$315,500	+ 13.9%	\$303,000	\$366,000	+ 20.8%
Average Sales Price*	\$303,334	\$341,603	+ 12.6%	\$317,124	\$365,784	+ 15.3%
Percent of List Price Received*	98.1%	100.6%	+ 2.5%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	37	8	- 78.4%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--

* 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	4	7	+ 75.0%	26	25	- 3.8%
Pending Sales	3	8	+ 166.7%	22	22	0.0%
Closed Sales	4	5	+ 25.0%	24	18	- 25.0%
Days on Market Until Sale	35	10	- 71.4%	26	10	- 61.5%
Median Sales Price*	\$206,000	\$247,680	+ 20.2%	\$175,500	\$191,550	+ 9.1%
Average Sales Price*	\$208,725	\$249,336	+ 19.5%	\$181,906	\$206,260	+ 13.4%
Percent of List Price Received*	97.3%	104.5%	+ 7.4%	98.8%	102.5%	+ 3.7%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--

* 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.