

Local Market Update for April 2021

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



87108

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| 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% | -- | -- | -- |

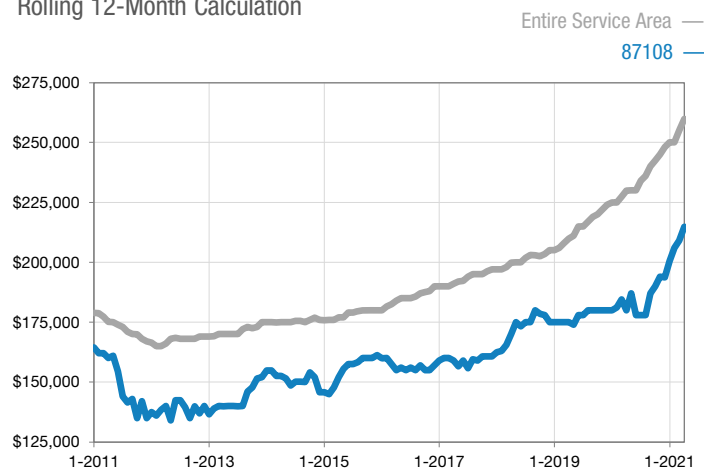
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| 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% | -- | -- | -- |

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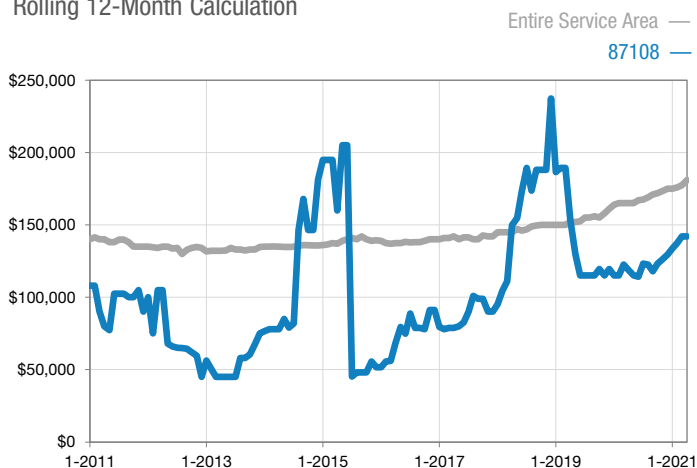
Median Sales Price - Single-Family Detached

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.