

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	56	59	+ 5.4%	228	202	- 11.4%
Pending Sales	45	53	+ 17.8%	216	211	- 2.3%
Closed Sales	52	52	0.0%	195	198	+ 1.5%
Days on Market Until Sale	15	10	- 33.3%	28	19	- 32.1%
Median Sales Price*	\$204,400	\$240,000	+ 17.4%	\$215,000	\$233,500	+ 8.6%
Average Sales Price*	\$220,684	\$260,788	+ 18.2%	\$224,369	\$253,156	+ 12.8%
Percent of List Price Received*	99.0%	102.5%	+ 3.5%	98.8%	100.4%	+ 1.6%
Inventory of Homes for Sale	67	22	- 67.2%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

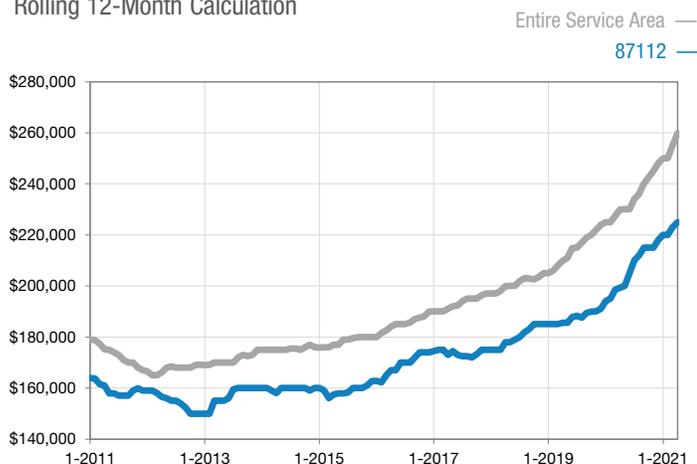
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	9	4	- 55.6%	36	27	- 25.0%
Pending Sales	6	5	- 16.7%	33	28	- 15.2%
Closed Sales	7	9	+ 28.6%	31	30	- 3.2%
Days on Market Until Sale	29	17	- 41.4%	29	24	- 17.2%
Median Sales Price*	\$160,000	\$210,000	+ 31.3%	\$163,000	\$187,000	+ 14.7%
Average Sales Price*	\$156,764	\$214,633	+ 36.9%	\$153,179	\$184,623	+ 20.5%
Percent of List Price Received*	98.2%	103.4%	+ 5.3%	99.1%	101.1%	+ 2.0%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
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.

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.