

Local Market Update for April 2021

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	30	29	- 3.3%	116	84	- 27.6%
Pending Sales	18	23	+ 27.8%	70	91	+ 30.0%
Closed Sales	16	20	+ 25.0%	63	91	+ 44.4%
Days on Market Until Sale	31	27	- 12.9%	37	36	- 2.7%
Median Sales Price*	\$271,000	\$255,000	- 5.9%	\$249,500	\$250,000	+ 0.2%
Average Sales Price*	\$280,971	\$288,003	+ 2.5%	\$260,350	\$265,203	+ 1.9%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	97.6%	99.2%	+ 1.6%
Inventory of Homes for Sale	49	13	- 73.5%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--

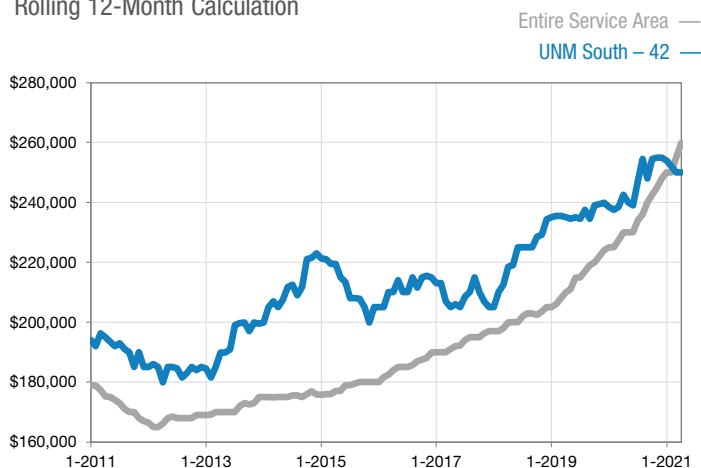
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	24	14	- 41.7%
Pending Sales	3	6	+ 100.0%	14	14	0.0%
Closed Sales	2	3	+ 50.0%	15	12	- 20.0%
Days on Market Until Sale	44	75	+ 70.5%	30	48	+ 60.0%
Median Sales Price*	\$54,200	\$123,000	+ 126.9%	\$69,900	\$222,500	+ 218.3%
Average Sales Price*	\$54,200	\$264,333	+ 387.7%	\$154,225	\$245,500	+ 59.2%
Percent of List Price Received*	100.0%	95.9%	- 4.1%	96.8%	97.9%	+ 1.1%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	4.7	1.5	- 68.1%	--	--	--

* 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.

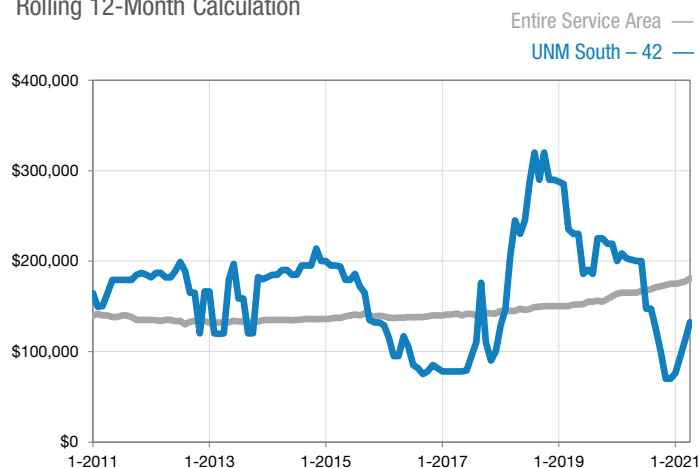
Median Sales Price - Single-Family Detached

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.