

# Local Market Update for April 2021

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	9	9	0.0%	24	20	- 16.7%
Pending Sales	4	9	+ 125.0%	9	18	+ 100.0%
Closed Sales	2	2	0.0%	10	11	+ 10.0%
Days on Market Until Sale	98	64	- 34.7%	66	63	- 4.5%
Median Sales Price*	\$304,500	<b>\$315,750</b>	+ 3.7%	\$237,450	<b>\$299,800</b>	+ 26.3%
Average Sales Price*	\$304,500	<b>\$315,750</b>	+ 3.7%	\$230,825	<b>\$296,327</b>	+ 28.4%
Percent of List Price Received*	97.8%	<b>98.7%</b>	+ 0.9%	96.0%	<b>99.0%</b>	+ 3.1%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	4.6	<b>0.9</b>	- 80.4%	--	--	--

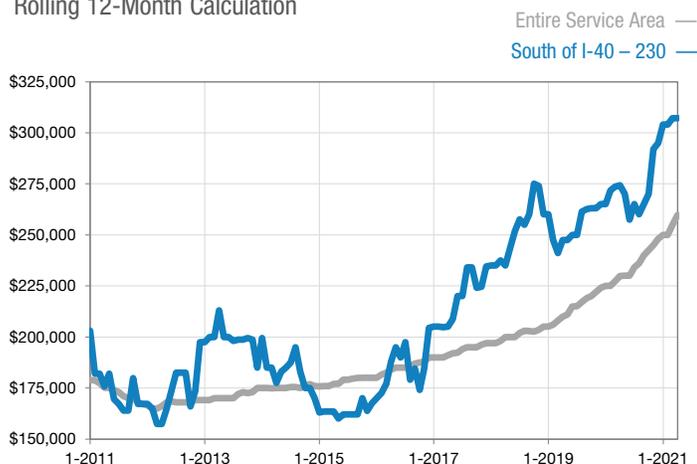
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.