

Local Market Update for April 2021

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	83	90	+ 8.4%	340	324	- 4.7%
Pending Sales	69	92	+ 33.3%	333	329	- 1.2%
Closed Sales	83	79	- 4.8%	308	310	+ 0.6%
Days on Market Until Sale	20	12	- 40.0%	30	17	- 43.3%
Median Sales Price*	\$200,000	\$245,000	+ 22.5%	\$203,250	\$230,000	+ 13.2%
Average Sales Price*	\$208,519	\$258,264	+ 23.9%	\$209,275	\$240,076	+ 14.7%
Percent of List Price Received*	99.4%	102.2%	+ 2.8%	99.1%	100.6%	+ 1.5%
Inventory of Homes for Sale	87	32	- 63.2%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

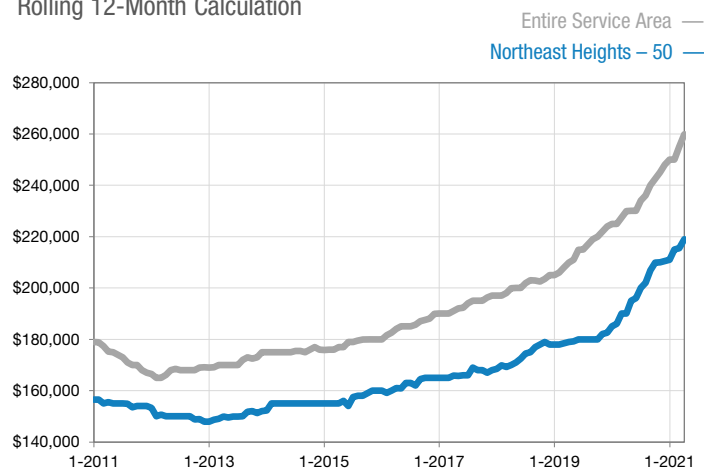
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	14	12	- 14.3%	54	48	- 11.1%
Pending Sales	8	11	+ 37.5%	46	51	+ 10.9%
Closed Sales	9	17	+ 88.9%	43	55	+ 27.9%
Days on Market Until Sale	35	17	- 51.4%	32	22	- 31.3%
Median Sales Price*	\$173,900	\$207,000	+ 19.0%	\$162,000	\$197,000	+ 21.6%
Average Sales Price*	\$163,583	\$210,453	+ 28.7%	\$155,474	\$196,183	+ 26.2%
Percent of List Price Received*	97.8%	101.5%	+ 3.8%	97.7%	100.3%	+ 2.7%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

