

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		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	71	87	+ 22.5%	300	289	- 3.7%
Pending Sales	61	76	+ 24.6%	246	279	+ 13.4%
Closed Sales	55	73	+ 32.7%	234	248	+ 6.0%
Days on Market Until Sale	28	18	- 35.7%	39	21	- 46.2%
Median Sales Price*	\$310,000	\$324,000	+ 4.5%	\$291,000	\$340,000	+ 16.8%
Average Sales Price*	\$327,673	\$385,230	+ 17.6%	\$339,840	\$398,062	+ 17.1%
Percent of List Price Received*	98.6%	100.6%	+ 2.0%	98.3%	100.4%	+ 2.1%
Inventory of Homes for Sale	114	37	- 67.5%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

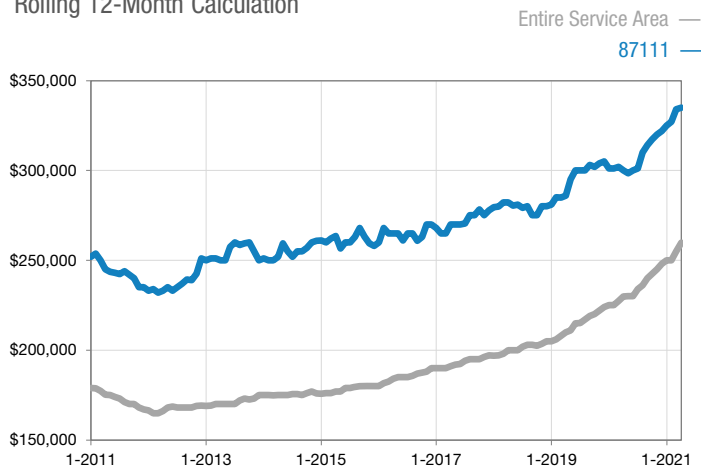
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	13	18	+ 38.5%	76	60	- 21.1%
Pending Sales	18	17	- 5.6%	60	58	- 3.3%
Closed Sales	12	19	+ 58.3%	58	62	+ 6.9%
Days on Market Until Sale	39	12	- 69.2%	42	17	- 59.5%
Median Sales Price*	\$204,750	\$247,680	+ 21.0%	\$191,250	\$247,340	+ 29.3%
Average Sales Price*	\$227,275	\$233,410	+ 2.7%	\$208,086	\$245,562	+ 18.0%
Percent of List Price Received*	99.3%	100.9%	+ 1.6%	98.3%	101.0%	+ 2.7%
Inventory of Homes for Sale	26	7	- 73.1%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--

* 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.

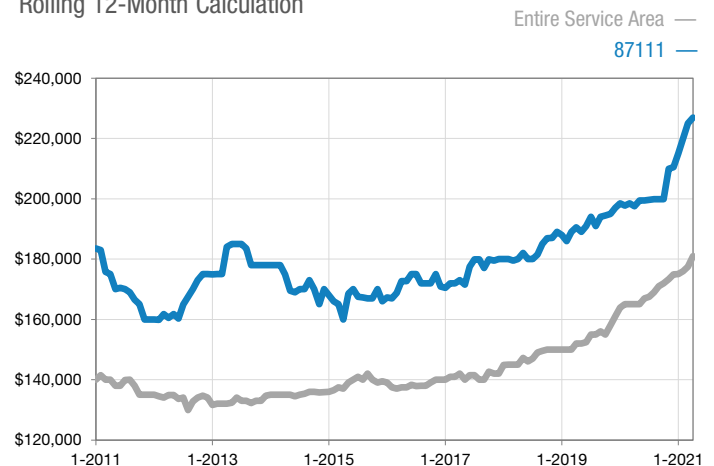
Median Sales Price - Single-Family Detached

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.