

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	20	13	- 35.0%	83	48	- 42.2%
Pending Sales	16	12	- 25.0%	47	47	0.0%
Closed Sales	10	11	+ 10.0%	42	45	+ 7.1%
Days on Market Until Sale	33	5	- 84.8%	43	28	- 34.9%
Median Sales Price*	\$232,500	\$330,000	+ 41.9%	\$240,000	\$340,000	+ 41.7%
Average Sales Price*	\$302,640	\$381,036	+ 25.9%	\$321,788	\$382,249	+ 18.8%
Percent of List Price Received*	98.9%	101.0%	+ 2.1%	97.9%	100.1%	+ 2.2%
Inventory of Homes for Sale	38	9	- 76.3%	--	--	--
Months Supply of Inventory	3.5	0.8	- 77.1%	--	--	--

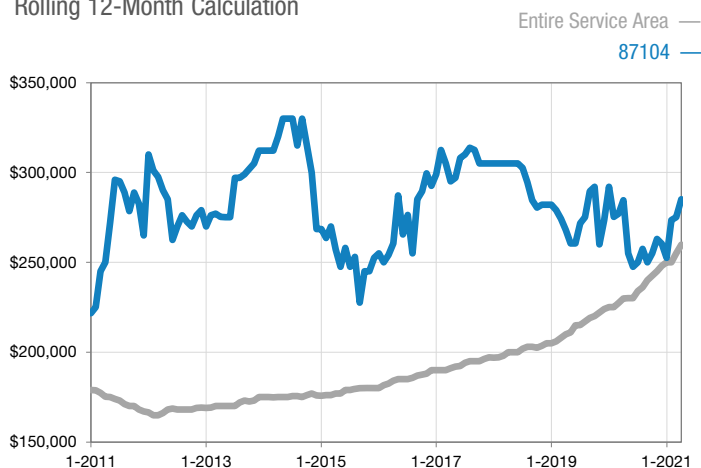
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	8	4	- 50.0%	29	14	- 51.7%
Pending Sales	3	4	+ 33.3%	13	14	+ 7.7%
Closed Sales	5	6	+ 20.0%	12	10	- 16.7%
Days on Market Until Sale	29	15	- 48.3%	32	10	- 68.8%
Median Sales Price*	\$195,000	\$277,500	+ 42.3%	\$211,250	\$316,000	+ 49.6%
Average Sales Price*	\$191,480	\$295,483	+ 54.3%	\$211,992	\$299,740	+ 41.4%
Percent of List Price Received*	97.8%	99.6%	+ 1.8%	97.2%	99.4%	+ 2.3%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	4.9	0.2	- 95.9%	--	--	--

* 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.

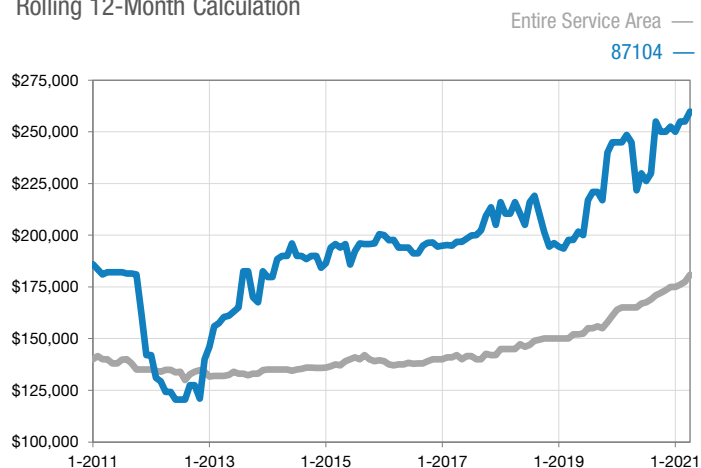
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.