

Local Market Update for April 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	36	41	+ 13.9%	142	139	- 2.1%
Pending Sales	41	38	- 7.3%	139	137	- 1.4%
Closed Sales	27	25	- 7.4%	117	120	+ 2.6%
Days on Market Until Sale	30	5	- 83.3%	40	16	- 60.0%
Median Sales Price*	\$188,000	\$245,000	+ 30.3%	\$193,000	\$240,000	+ 24.4%
Average Sales Price*	\$200,609	\$258,419	+ 28.8%	\$204,477	\$244,710	+ 19.7%
Percent of List Price Received*	98.9%	102.6%	+ 3.7%	99.7%	100.2%	+ 0.5%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

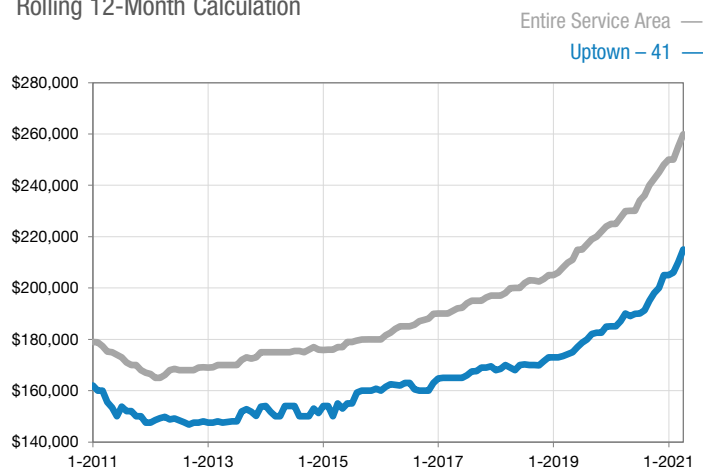
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	4	6	+ 50.0%	18	16	- 11.1%
Pending Sales	3	5	+ 66.7%	16	14	- 12.5%
Closed Sales	2	2	0.0%	16	14	- 12.5%
Days on Market Until Sale	15	3	- 80.0%	36	14	- 61.1%
Median Sales Price*	\$199,750	\$160,950	- 19.4%	\$96,000	\$106,125	+ 10.5%
Average Sales Price*	\$199,750	\$160,950	- 19.4%	\$125,973	\$127,482	+ 1.2%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	95.8%	100.3%	+ 4.7%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--

* 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.

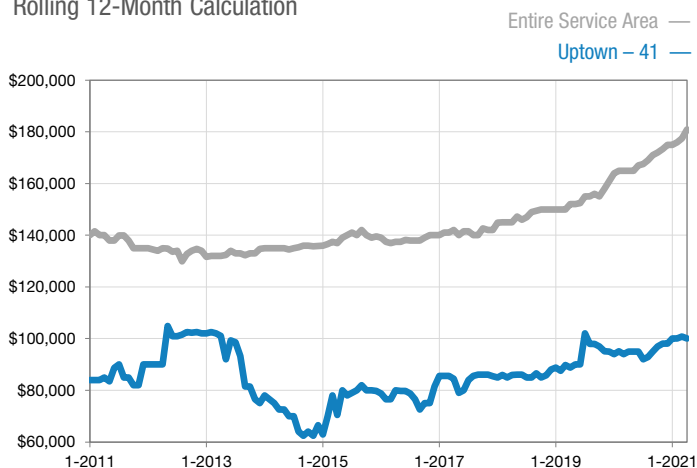
Median Sales Price - Single-Family Detached

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.