

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		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	31	38	+ 22.6%	125	115	- 8.0%
Pending Sales	21	29	+ 38.1%	90	92	+ 2.2%
Closed Sales	22	23	+ 4.5%	91	83	- 8.8%
Days on Market Until Sale	48	22	- 54.2%	55	29	- 47.3%
Median Sales Price*	\$293,000	\$290,000	- 1.0%	\$250,000	\$295,000	+ 18.0%
Average Sales Price*	\$390,941	\$375,296	- 4.0%	\$358,651	\$338,864	- 5.5%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	98.2%	99.6%	+ 1.4%
Inventory of Homes for Sale	51	30	- 41.2%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--

* 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.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	6	6	0.0%	26	25	- 3.8%
Pending Sales	6	7	+ 16.7%	21	19	- 9.5%
Closed Sales	5	3	- 40.0%	17	10	- 41.2%
Days on Market Until Sale	54	3	- 94.4%	32	7	- 78.1%
Median Sales Price*	\$185,000	\$188,000	+ 1.6%	\$168,500	\$199,000	+ 18.1%
Average Sales Price*	\$193,700	\$211,633	+ 9.3%	\$181,347	\$212,540	+ 17.2%
Percent of List Price Received*	95.2%	98.6%	+ 3.6%	97.8%	99.4%	+ 1.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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.

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.