

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	35	62	+ 77.1%	155	161	+ 3.9%
Pending Sales	20	55	+ 175.0%	101	143	+ 41.6%
Closed Sales	21	34	+ 61.9%	99	111	+ 12.1%
Days on Market Until Sale	64	27	- 57.8%	56	29	- 48.2%
Median Sales Price*	\$590,000	\$651,855	+ 10.5%	\$550,000	\$635,000	+ 15.5%
Average Sales Price*	\$576,948	\$685,474	+ 18.8%	\$578,118	\$670,857	+ 16.0%
Percent of List Price Received*	97.9%	99.4%	+ 1.5%	97.9%	99.0%	+ 1.1%
Inventory of Homes for Sale	93	30	- 67.7%	--	--	--
Months Supply of Inventory	3.5	0.8	- 77.1%	--	--	--

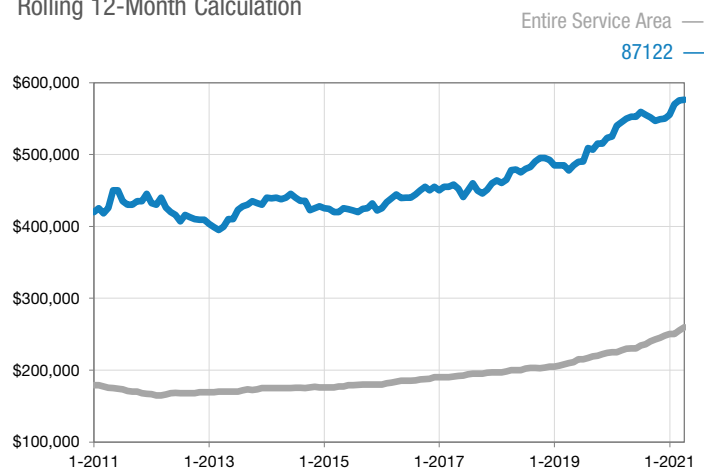
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	4	--	1	10	+ 900.0%
Pending Sales	0	4	--	1	9	+ 800.0%
Closed Sales	0	2	--	2	9	+ 350.0%
Days on Market Until Sale	--	5	--	18	26	+ 44.4%
Median Sales Price*	--	\$354,500	--	\$252,950	\$259,900	+ 2.7%
Average Sales Price*	--	\$354,500	--	\$252,950	\$276,878	+ 9.5%
Percent of List Price Received*	--	101.3%	--	97.5%	99.5%	+ 2.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

* 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.

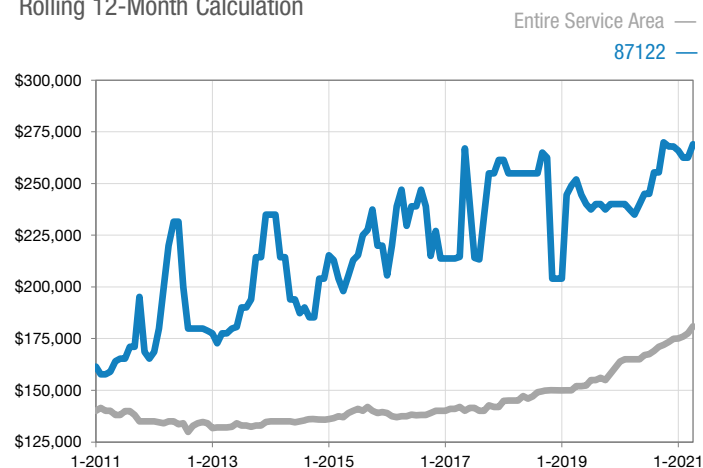
Median Sales Price - Single-Family Detached

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.