

Local Market Update for February 2021

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	49	44	- 10.2%	107	101	- 5.6%
Pending Sales	46	49	+ 6.5%	96	103	+ 7.3%
Closed Sales	42	41	- 2.4%	80	87	+ 8.7%
Days on Market Until Sale	37	41	+ 10.8%	30	33	+ 10.0%
Median Sales Price*	\$225,000	\$322,470	+ 43.3%	\$221,000	\$281,000	+ 27.1%
Average Sales Price*	\$252,971	\$331,094	+ 30.9%	\$246,724	\$299,904	+ 21.6%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	68	34	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

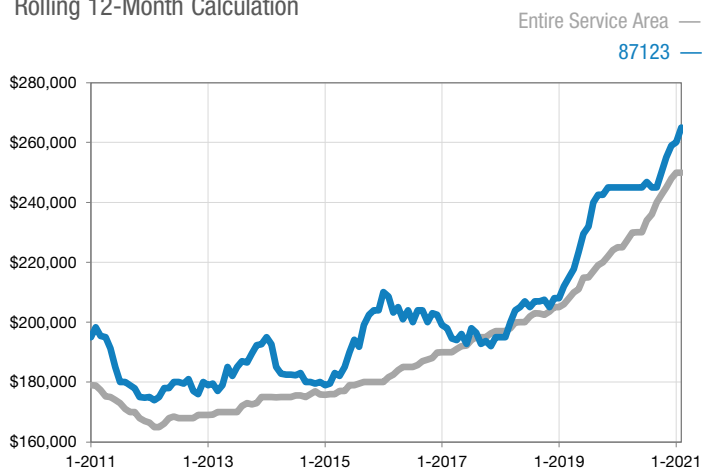
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	11	29	+ 163.6%	28	39	+ 39.3%
Pending Sales	15	22	+ 46.7%	29	37	+ 27.6%
Closed Sales	11	11	0.0%	18	18	0.0%
Days on Market Until Sale	42	9	- 78.6%	47	11	- 76.6%
Median Sales Price*	\$175,000	\$225,000	+ 28.6%	\$180,000	\$213,750	+ 18.8%
Average Sales Price*	\$178,773	\$216,091	+ 20.9%	\$188,639	\$206,944	+ 9.7%
Percent of List Price Received*	97.3%	98.3%	+ 1.0%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--

* 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.

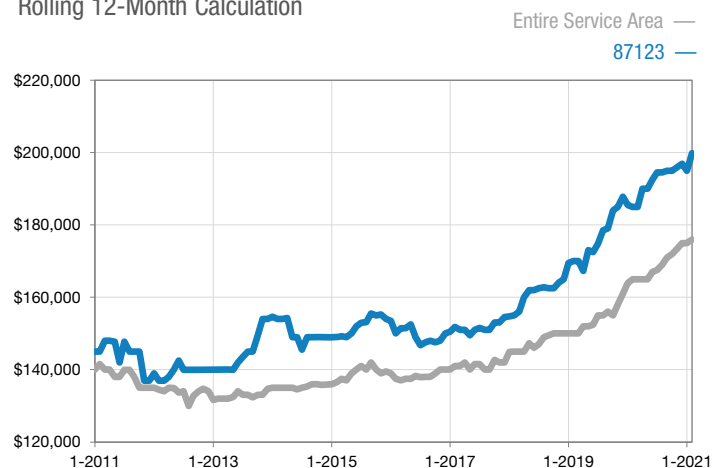
Median Sales Price - Single-Family Detached

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.