

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	139	137	- 1.4%	246	286	+ 16.3%
Pending Sales	98	157	+ 60.2%	188	297	+ 58.0%
Closed Sales	86	84	- 2.3%	147	190	+ 29.3%
Days on Market Until Sale	40	38	- 5.0%	45	31	- 31.1%
Median Sales Price*	\$224,950	\$262,000	+ 16.5%	\$219,990	\$261,950	+ 19.1%
Average Sales Price*	\$250,491	\$294,217	+ 17.5%	\$242,381	\$289,207	+ 19.3%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	181	74	- 59.1%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

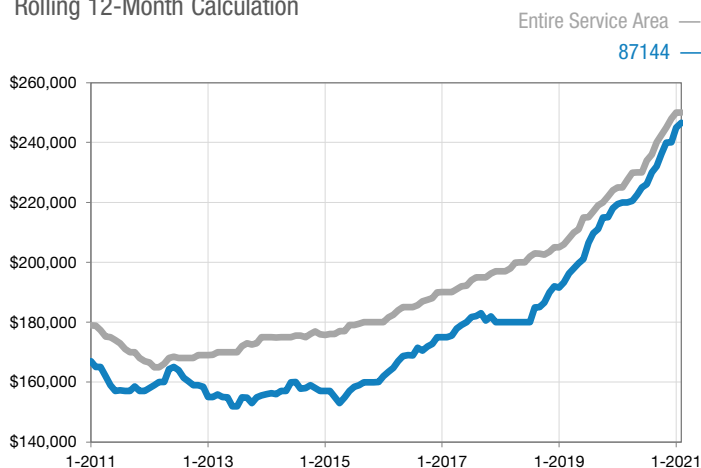
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	5	--
Days on Market Until Sale	--	1	--	--	11	--
Median Sales Price*	--	\$166,000	--	--	\$208,169	--
Average Sales Price*	--	\$166,000	--	--	\$193,134	--
Percent of List Price Received*	--	94.9%	--	--	100.8%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

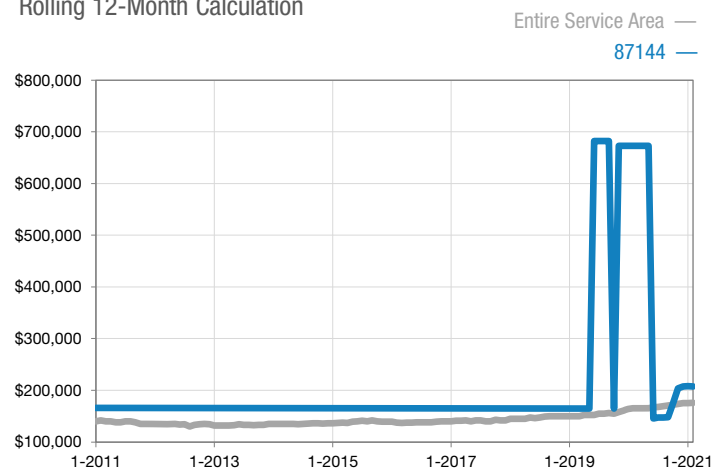
Median Sales Price - Single-Family Detached

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.