

Local Market Update for February 2021

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



87120

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	132	75	- 43.2%	242	180	- 25.6%
Pending Sales	97	96	- 1.0%	182	193	+ 6.0%
Closed Sales	71	71	0.0%	141	145	+ 2.8%
Days on Market Until Sale	39	18	- 53.8%	36	23	- 36.1%
Median Sales Price*	\$225,000	\$261,000	+ 16.0%	\$225,000	\$255,000	+ 13.3%
Average Sales Price*	\$258,388	\$302,886	+ 17.2%	\$249,504	\$292,780	+ 17.3%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	166	34	- 79.5%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

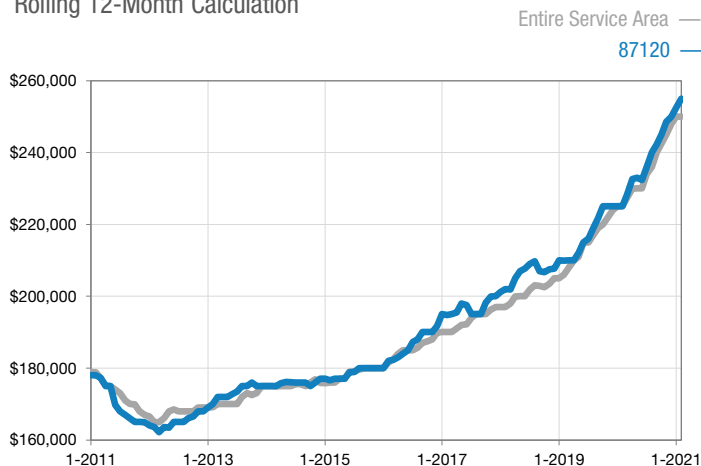
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	10	15	+ 50.0%	24	25	+ 4.2%
Pending Sales	15	20	+ 33.3%	27	26	- 3.7%
Closed Sales	10	7	- 30.0%	19	17	- 10.5%
Days on Market Until Sale	48	20	- 58.3%	30	15	- 50.0%
Median Sales Price*	\$165,750	\$190,000	+ 14.6%	\$165,000	\$177,500	+ 7.6%
Average Sales Price*	\$232,237	\$202,414	- 12.8%	\$213,656	\$176,082	- 17.6%
Percent of List Price Received*	97.2%	100.4%	+ 3.3%	97.9%	99.5%	+ 1.6%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.6	0.3	- 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.

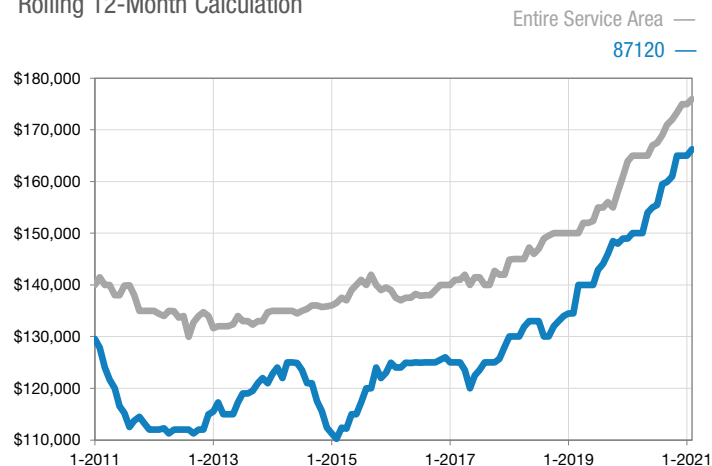
Median Sales Price - Single-Family Detached

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.