

Local Market Update for February 2021

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	88	57	- 35.2%	163	124	- 23.9%
Pending Sales	83	67	- 19.3%	152	137	- 9.9%
Closed Sales	56	50	- 10.7%	103	104	+ 1.0%
Days on Market Until Sale	31	11	- 64.5%	37	9	- 75.7%
Median Sales Price*	\$157,500	\$195,500	+ 24.1%	\$165,000	\$192,500	+ 16.7%
Average Sales Price*	\$162,996	\$200,614	+ 23.1%	\$169,674	\$197,708	+ 16.5%
Percent of List Price Received*	100.1%	101.2%	+ 1.1%	99.3%	101.5%	+ 2.2%
Inventory of Homes for Sale	84	18	- 78.6%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--

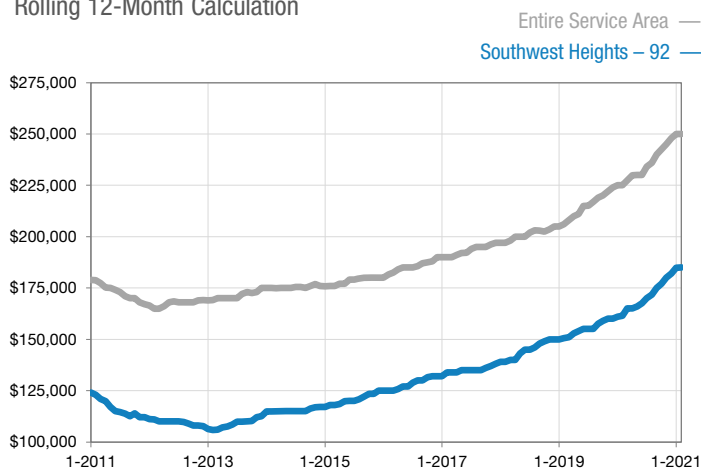
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	2	1	- 50.0%	2	4	+ 100.0%
Pending Sales	3	1	- 66.7%	3	4	+ 33.3%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Days on Market Until Sale	109	6	- 94.5%	78	10	- 87.2%
Median Sales Price*	\$144,000	\$167,000	+ 16.0%	\$172,900	\$137,000	- 20.8%
Average Sales Price*	\$144,000	\$167,000	+ 16.0%	\$163,933	\$139,886	- 14.7%
Percent of List Price Received*	96.0%	101.2%	+ 5.4%	99.3%	101.0%	+ 1.7%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	--	--	--	--	--

* 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.

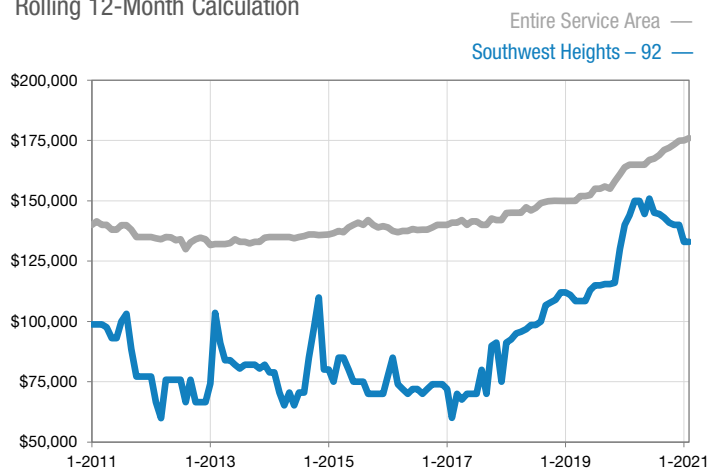
Median Sales Price - Single-Family Detached

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.