

# Local Market Update for February 2021

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



## Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	47	33	- 29.8%	83	73	- 12.0%
Pending Sales	35	37	+ 5.7%	71	77	+ 8.5%
Closed Sales	32	34	+ 6.3%	70	58	- 17.1%
Days on Market Until Sale	35	23	- 34.3%	40	20	- 50.0%
Median Sales Price*	\$303,000	\$350,000	+ 15.5%	\$299,100	\$352,500	+ 17.9%
Average Sales Price*	\$324,403	\$398,365	+ 22.8%	\$334,858	\$397,910	+ 18.8%
Percent of List Price Received*	97.9%	99.1%	+ 1.2%	97.9%	99.1%	+ 1.2%
Inventory of Homes for Sale	52	15	- 71.2%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

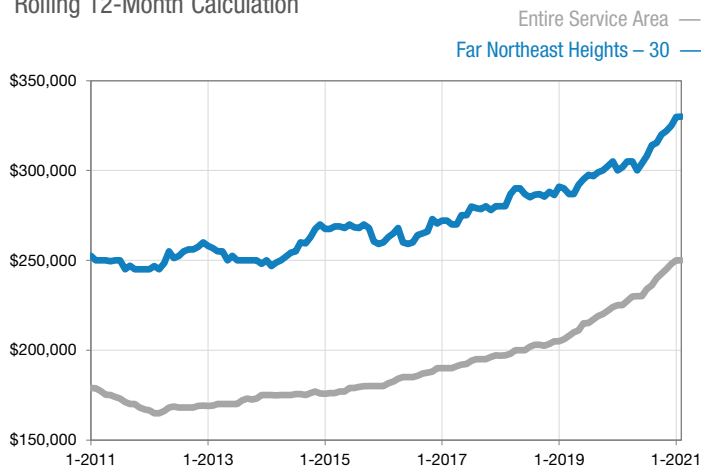
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	8	5	- 37.5%	21	16	- 23.8%
Pending Sales	13	6	- 53.8%	22	16	- 27.3%
Closed Sales	13	5	- 61.5%	22	19	- 13.6%
Days on Market Until Sale	30	23	- 23.3%	54	14	- 74.1%
Median Sales Price*	\$200,000	\$271,000	+ 35.5%	\$202,500	\$273,000	+ 34.8%
Average Sales Price*	\$222,058	\$254,800	+ 14.7%	\$223,603	\$257,561	+ 15.2%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	97.6%	99.9%	+ 2.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
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.

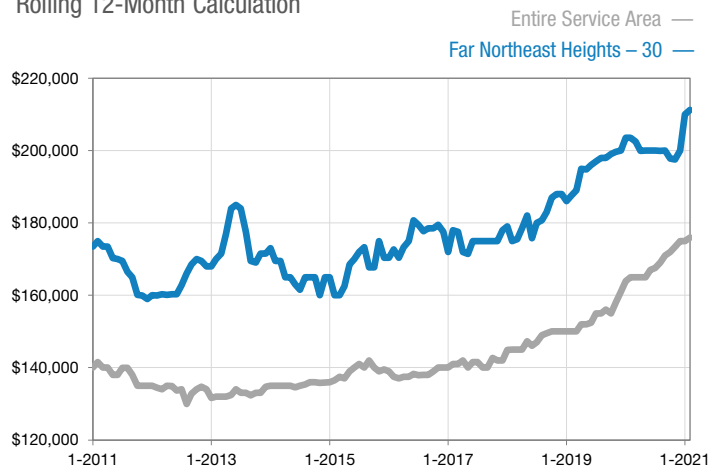
### Median Sales Price - Single-Family Detached

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.