

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	46	48	+ 4.3%	99	88	- 11.1%
Pending Sales	54	60	+ 11.1%	121	110	- 9.1%
Closed Sales	45	51	+ 13.3%	86	84	- 2.3%
Days on Market Until Sale	33	25	- 24.2%	28	26	- 7.1%
Median Sales Price*	\$210,000	\$225,000	+ 7.1%	\$202,000	\$225,000	+ 11.4%
Average Sales Price*	\$227,282	\$244,504	+ 7.6%	\$223,387	\$239,087	+ 7.0%
Percent of List Price Received*	97.9%	99.9%	+ 2.0%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	46	14	- 69.6%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--

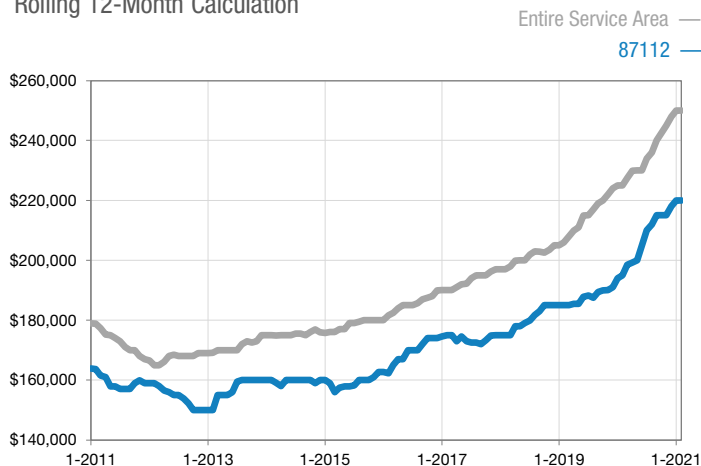
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	15	7	- 53.3%	23	14	- 39.1%
Pending Sales	10	6	- 40.0%	21	14	- 33.3%
Closed Sales	6	5	- 16.7%	13	12	- 7.7%
Days on Market Until Sale	21	82	+ 290.5%	33	43	+ 30.3%
Median Sales Price*	\$166,000	\$184,900	+ 11.4%	\$155,000	\$182,450	+ 17.7%
Average Sales Price*	\$148,925	\$187,580	+ 26.0%	\$148,681	\$185,825	+ 25.0%
Percent of List Price Received*	101.2%	100.2%	- 1.0%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--

* 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.

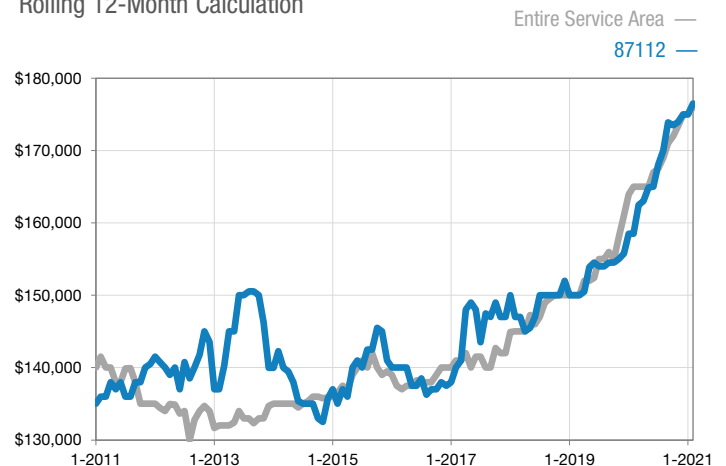
Median Sales Price - Single-Family Detached

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.