

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	90	63	- 30.0%	168	137	- 18.5%
Pending Sales	85	71	- 16.5%	162	149	- 8.0%
Closed Sales	62	55	- 11.3%	113	116	+ 2.7%
Days on Market Until Sale	32	10	- 68.8%	37	9	- 75.7%
Median Sales Price*	\$160,000	\$198,000	+ 23.8%	\$166,600	\$195,500	+ 17.3%
Average Sales Price*	\$165,745	\$200,667	+ 21.1%	\$171,264	\$198,925	+ 16.2%
Percent of List Price Received*	99.9%	101.4%	+ 1.5%	99.2%	101.5%	+ 2.3%
Inventory of Homes for Sale	89	22	- 75.3%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

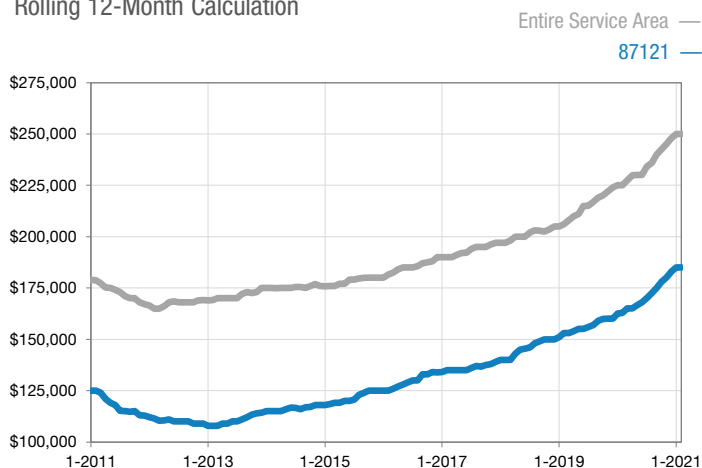
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	3	1	- 66.7%	3	4	+ 33.3%
Pending Sales	4	1	- 75.0%	4	4	0.0%
Closed Sales	1	2	+ 100.0%	4	6	+ 50.0%
Days on Market Until Sale	109	3	- 97.2%	68	8	- 88.2%
Median Sales Price*	\$144,000	\$173,000	+ 20.1%	\$168,950	\$138,500	- 18.0%
Average Sales Price*	\$144,000	\$173,000	+ 20.1%	\$164,200	\$146,405	- 10.8%
Percent of List Price Received*	96.0%	101.7%	+ 5.9%	98.8%	101.2%	+ 2.4%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	--	--	--	--	--

* 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.

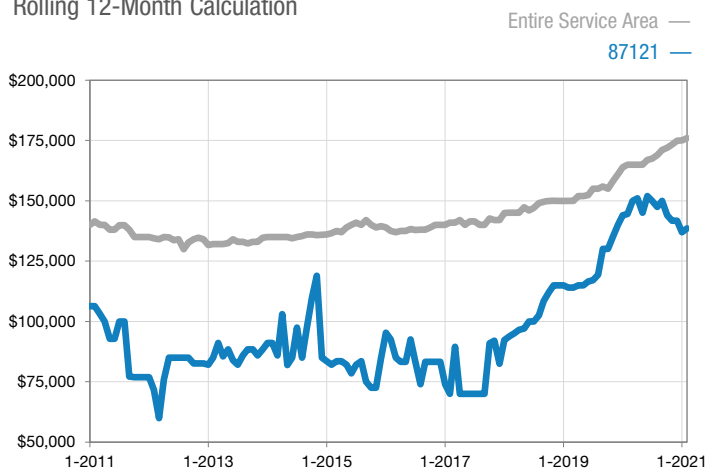
Median Sales Price - Single-Family Detached

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.