

Local Market Update for February 2021

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



87102

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	23	7	- 69.6%	45	25	- 44.4%
Pending Sales	6	11	+ 83.3%	22	34	+ 54.5%
Closed Sales	9	20	+ 122.2%	18	36	+ 100.0%
Days on Market Until Sale	70	14	- 80.0%	58	25	- 56.9%
Median Sales Price*	\$125,931	\$167,500	+ 33.0%	\$140,000	\$184,500	+ 31.8%
Average Sales Price*	\$128,270	\$186,753	+ 45.6%	\$142,672	\$199,031	+ 39.5%
Percent of List Price Received*	93.6%	99.1%	+ 5.9%	97.2%	99.2%	+ 2.1%
Inventory of Homes for Sale	52	8	- 84.6%	--	--	--
Months Supply of Inventory	4.5	0.5	- 88.9%	--	--	--

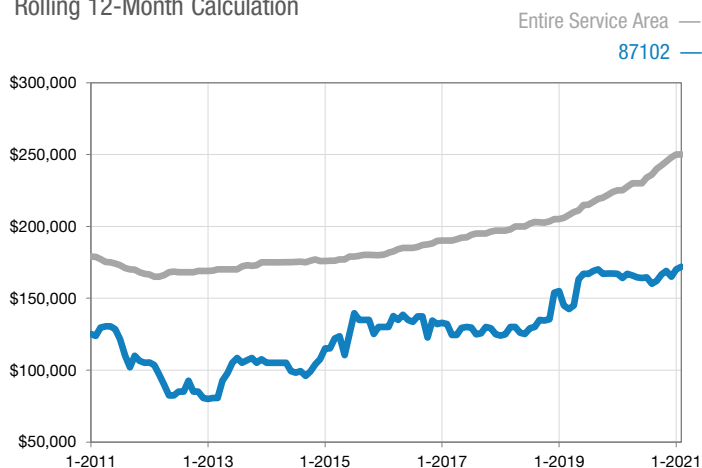
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	8	6	- 25.0%	17	11	- 35.3%
Pending Sales	6	3	- 50.0%	11	10	- 9.1%
Closed Sales	2	6	+ 200.0%	10	12	+ 20.0%
Days on Market Until Sale	48	69	+ 43.8%	42	47	+ 11.9%
Median Sales Price*	\$174,500	\$280,000	+ 60.5%	\$209,000	\$280,000	+ 34.0%
Average Sales Price*	\$174,500	\$275,500	+ 57.9%	\$223,540	\$256,292	+ 14.7%
Percent of List Price Received*	96.7%	95.9%	- 0.8%	97.7%	97.1%	- 0.6%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	4.3	3.6	- 16.3%	--	--	--

* 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.

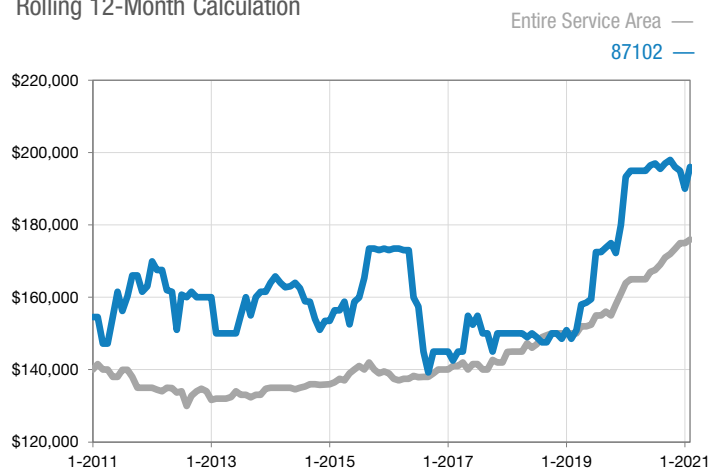
Median Sales Price - Single-Family Detached

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.