

# Local Market Update for February 2021

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	21	8	- 61.9%	50	28	- 44.0%
Pending Sales	6	13	+ 116.7%	27	37	+ 37.0%
Closed Sales	7	20	+ 185.7%	17	38	+ 123.5%
Days on Market Until Sale	100	21	- 79.0%	66	24	- 63.6%
Median Sales Price*	\$125,931	<b>\$206,495</b>	+ 64.0%	\$145,000	<b>\$212,023</b>	+ 46.2%
Average Sales Price*	\$129,990	<b>\$235,719</b>	+ 81.3%	\$174,114	<b>\$242,494</b>	+ 39.3%
Percent of List Price Received*	92.9%	<b>99.8%</b>	+ 7.4%	96.8%	<b>99.4%</b>	+ 2.7%
Inventory of Homes for Sale	51	11	- 78.4%	--	--	--
Months Supply of Inventory	3.4	0.6	- 82.4%	--	--	--

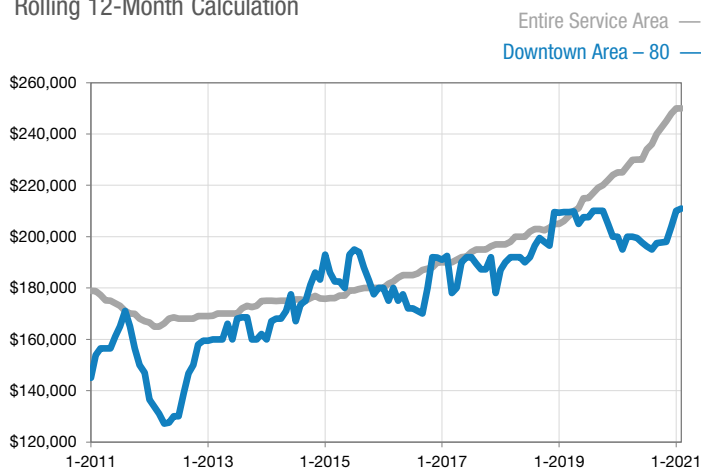
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	15	6	- 60.0%	27	15	- 44.4%
Pending Sales	6	5	- 16.7%	15	14	- 6.7%
Closed Sales	5	7	+ 40.0%	17	13	- 23.5%
Days on Market Until Sale	51	59	+ 15.7%	38	44	+ 15.8%
Median Sales Price*	\$195,000	<b>\$280,000</b>	+ 43.6%	\$221,000	<b>\$280,000</b>	+ 26.7%
Average Sales Price*	\$220,100	<b>\$275,071</b>	+ 25.0%	\$237,465	<b>\$257,538</b>	+ 8.5%
Percent of List Price Received*	97.1%	<b>96.6%</b>	- 0.5%	97.4%	<b>97.4%</b>	0.0%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	4.5	2.4	- 46.7%	--	--	--

\* 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.

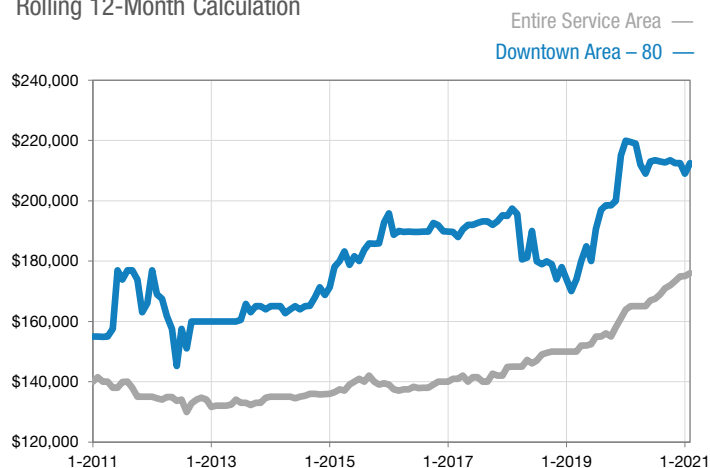
### Median Sales Price - Single-Family Detached

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.