

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	65	59	- 9.2%	130	118	- 9.2%
Pending Sales	66	65	- 1.5%	129	131	+ 1.6%
Closed Sales	54	54	0.0%	116	105	- 9.5%
Days on Market Until Sale	58	19	- 67.2%	47	22	- 53.2%
Median Sales Price*	\$295,000	\$319,950	+ 8.5%	\$285,000	\$345,000	+ 21.1%
Average Sales Price*	\$366,373	\$385,543	+ 5.2%	\$339,177	\$407,399	+ 20.1%
Percent of List Price Received*	97.6%	99.7%	+ 2.2%	98.0%	99.5%	+ 1.5%
Inventory of Homes for Sale	92	30	- 67.4%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

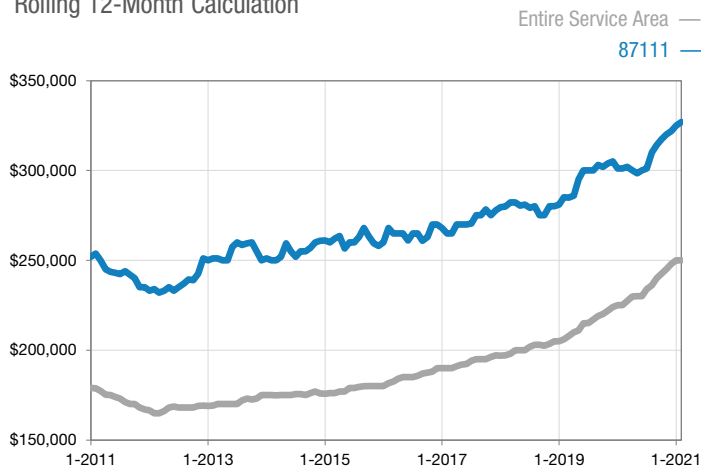
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	12	12	0.0%	32	26	- 18.8%
Pending Sales	12	12	0.0%	29	24	- 17.2%
Closed Sales	21	7	- 66.7%	35	27	- 22.9%
Days on Market Until Sale	32	30	- 6.3%	46	15	- 67.4%
Median Sales Price*	\$173,000	\$250,000	+ 44.5%	\$180,000	\$245,000	+ 36.1%
Average Sales Price*	\$202,093	\$240,714	+ 19.1%	\$199,577	\$229,784	+ 15.1%
Percent of List Price Received*	98.5%	100.7%	+ 2.2%	97.7%	100.5%	+ 2.9%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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.

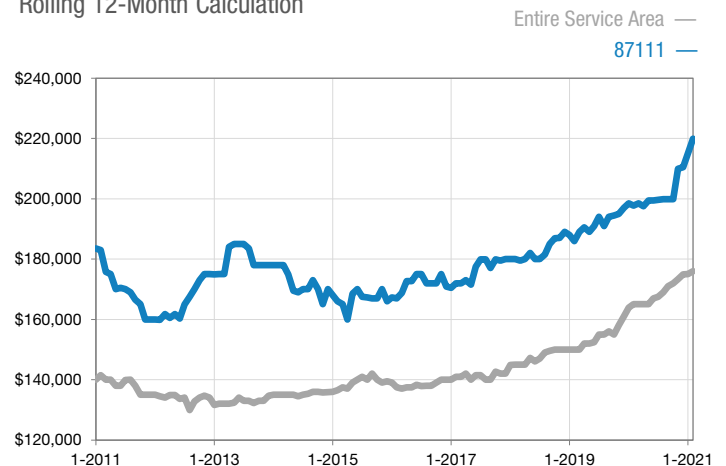
Median Sales Price - Single-Family Detached

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.