

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	39	20	- 48.7%	72	57	- 20.8%
Pending Sales	28	30	+ 7.1%	59	64	+ 8.5%
Closed Sales	24	29	+ 20.8%	45	49	+ 8.9%
Days on Market Until Sale	45	18	- 60.0%	43	18	- 58.1%
Median Sales Price*	\$275,000	\$320,000	+ 16.4%	\$270,000	\$310,000	+ 14.8%
Average Sales Price*	\$286,121	\$319,453	+ 11.6%	\$287,089	\$319,674	+ 11.4%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	43	12	- 72.1%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

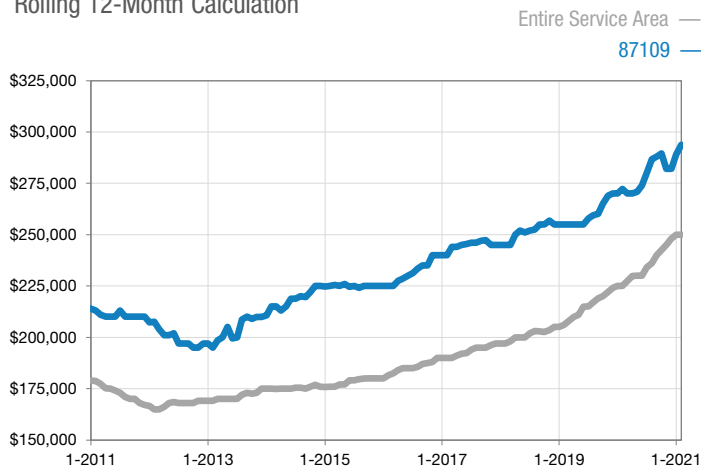
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	13	18	+ 38.5%	41	25	- 39.0%
Pending Sales	20	16	- 20.0%	36	23	- 36.1%
Closed Sales	15	5	- 66.7%	28	17	- 39.3%
Days on Market Until Sale	16	7	- 56.3%	19	13	- 31.6%
Median Sales Price*	\$200,000	\$195,000	- 2.5%	\$171,000	\$150,000	- 12.3%
Average Sales Price*	\$198,567	\$196,600	- 1.0%	\$172,371	\$169,759	- 1.5%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	98.3%	97.6%	- 0.7%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
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.

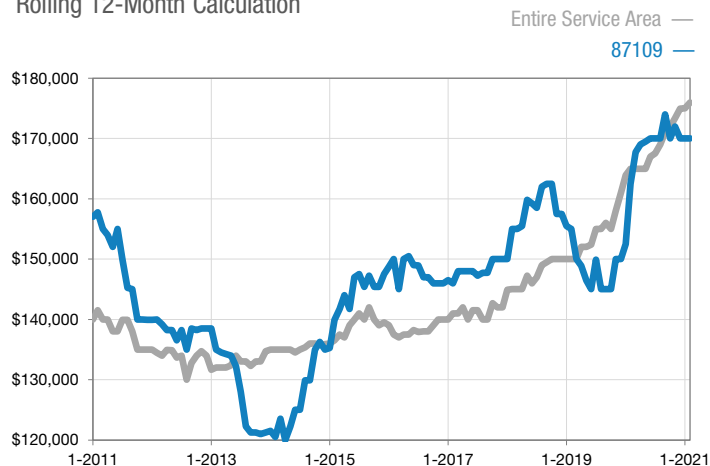
Median Sales Price - Single-Family Detached

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.