

Local Market Update for February 2021

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	5	1	- 80.0%	14	12	- 14.3%
Pending Sales	6	5	- 16.7%	13	11	- 15.4%
Closed Sales	3	4	+ 33.3%	5	10	+ 100.0%
Days on Market Until Sale	137	7	- 94.9%	102	11	- 89.2%
Median Sales Price*	\$220,000	\$326,000	+ 48.2%	\$220,000	\$342,000	+ 55.5%
Average Sales Price*	\$225,000	\$498,000	+ 121.3%	\$241,180	\$433,850	+ 79.9%
Percent of List Price Received*	95.8%	100.1%	+ 4.5%	96.8%	99.2%	+ 2.5%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	4.3	1.0	- 76.7%	--	--	--

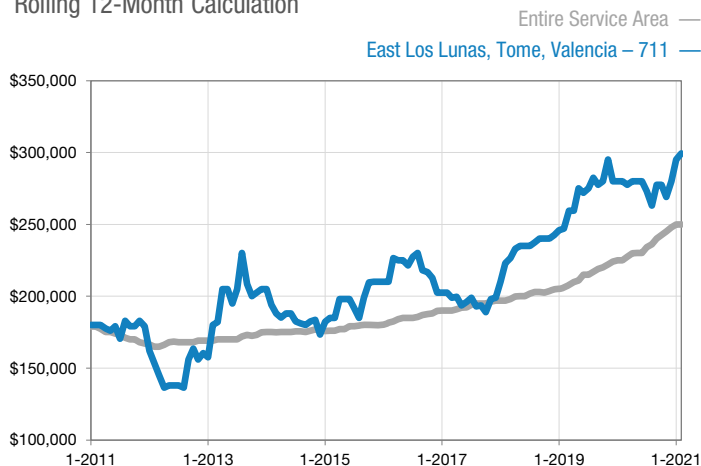
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

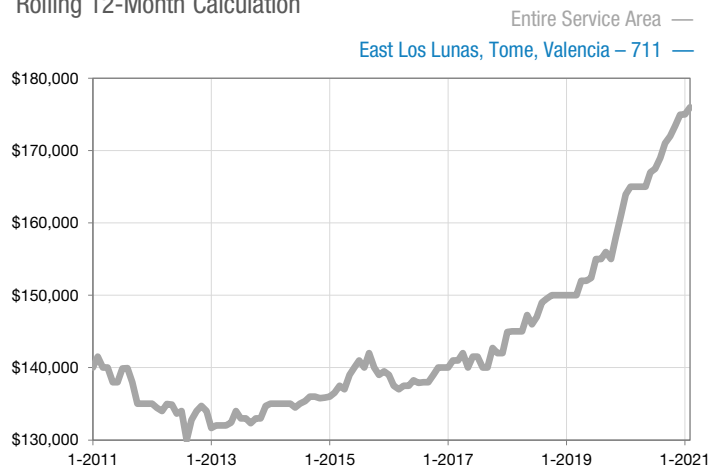
Median Sales Price - Single-Family Detached

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.