

# Local Market Update for February 2021

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



## Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	11	8	- 27.3%	18	19	+ 5.6%
Pending Sales	9	10	+ 11.1%	17	22	+ 29.4%
Closed Sales	5	8	+ 60.0%	11	14	+ 27.3%
Days on Market Until Sale	35	19	- 45.7%	25	14	- 44.0%
Median Sales Price*	\$122,500	<b>\$367,500</b>	+ 200.0%	\$174,000	<b>\$277,500</b>	+ 59.5%
Average Sales Price*	\$157,000	<b>\$377,238</b>	+ 140.3%	\$203,182	<b>\$319,414</b>	+ 57.2%
Percent of List Price Received*	92.7%	<b>99.2%</b>	+ 7.0%	96.2%	<b>99.4%</b>	+ 3.3%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.7	<b>0.8</b>	- 52.9%	--	--	--

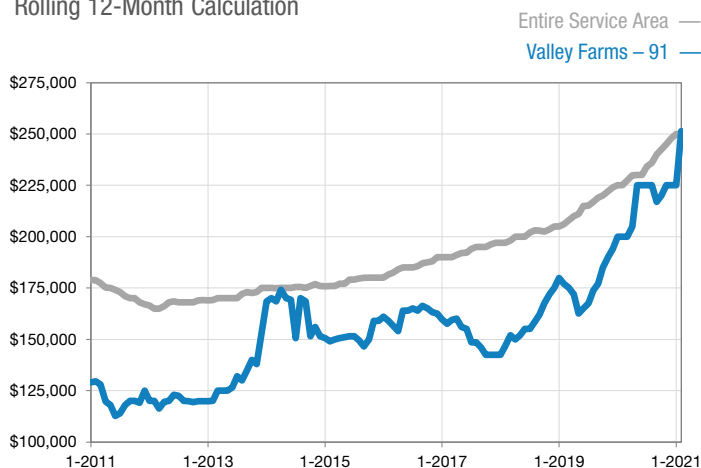
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--
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.

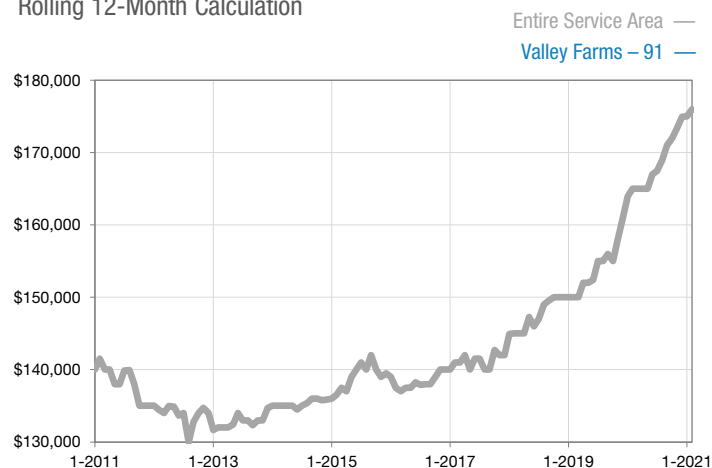
### Median Sales Price - Single-Family Detached

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.