

# Local Market Update for February 2021

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	14	+ 1300.0%	8	18	+ 125.0%
Pending Sales	6	13	+ 116.7%	10	18	+ 80.0%
Closed Sales	3	4	+ 33.3%	6	5	- 16.7%
Days on Market Until Sale	180	82	- 54.4%	126	65	- 48.4%
Median Sales Price*	\$257,000	<b>\$232,000</b>	- 9.7%	\$177,450	<b>\$234,000</b>	+ 31.9%
Average Sales Price*	\$222,333	<b>\$302,250</b>	+ 35.9%	\$185,358	<b>\$308,094</b>	+ 66.2%
Percent of List Price Received*	98.4%	<b>98.0%</b>	- 0.4%	98.6%	<b>98.4%</b>	- 0.2%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	4.9	1.4	- 71.4%	--	--	--

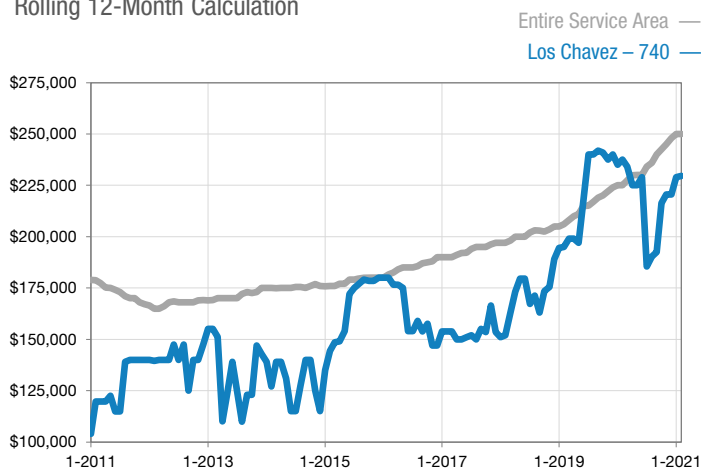
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

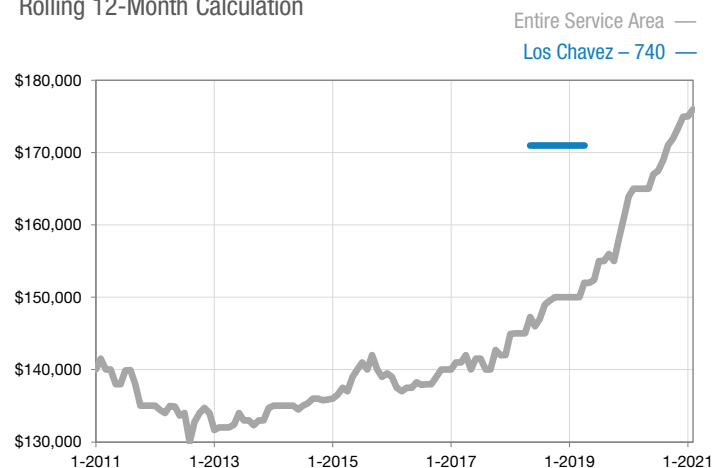
### Median Sales Price - Single-Family Detached

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.