

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	35	16	- 54.3%	56	37	- 33.9%
Pending Sales	20	19	- 5.0%	32	40	+ 25.0%
Closed Sales	13	17	+ 30.8%	34	47	+ 38.2%
Days on Market Until Sale	29	18	- 37.9%	49	34	- 30.6%
Median Sales Price*	\$298,340	\$265,000	- 11.2%	\$257,500	\$269,000	+ 4.5%
Average Sales Price*	\$332,834	\$260,835	- 21.6%	\$287,810	\$294,577	+ 2.4%
Percent of List Price Received*	96.9%	98.8%	+ 2.0%	96.7%	99.1%	+ 2.5%
Inventory of Homes for Sale	65	17	- 73.8%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--

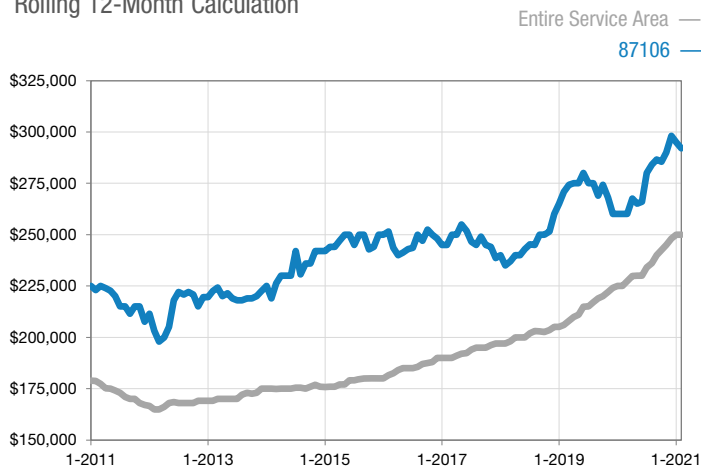
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	4	3	- 25.0%	9	6	- 33.3%
Pending Sales	2	4	+ 100.0%	5	5	0.0%
Closed Sales	3	2	- 33.3%	7	3	- 57.1%
Days on Market Until Sale	30	7	- 76.7%	36	9	- 75.0%
Median Sales Price*	\$208,500	\$135,000	- 35.3%	\$190,000	\$67,000	- 64.7%
Average Sales Price*	\$206,166	\$135,000	- 34.5%	\$165,214	\$112,333	- 32.0%
Percent of List Price Received*	97.8%	96.9%	- 0.9%	95.9%	97.9%	+ 2.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.7	1.5	- 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.

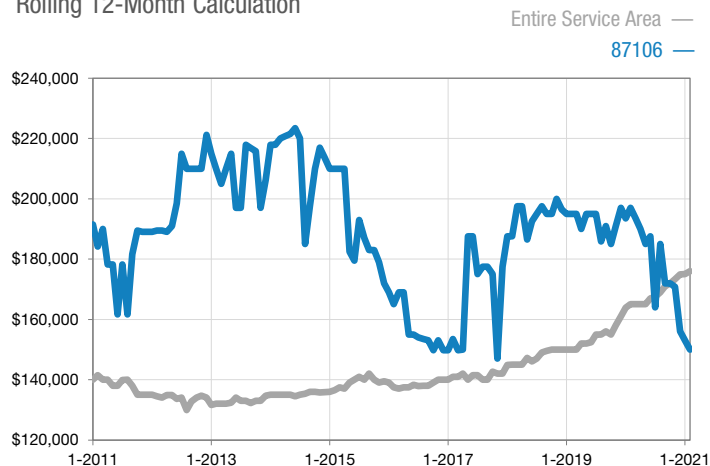
Median Sales Price - Single-Family Detached

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.