

Local Market Update for February 2021

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	14	10	- 28.6%	25	19	- 24.0%
Pending Sales	10	11	+ 10.0%	18	27	+ 50.0%
Closed Sales	13	11	- 15.4%	22	23	+ 4.5%
Days on Market Until Sale	49	50	+ 2.0%	51	47	- 7.8%
Median Sales Price*	\$349,000	\$445,000	+ 27.5%	\$343,750	\$419,000	+ 21.9%
Average Sales Price*	\$386,265	\$413,399	+ 7.0%	\$384,588	\$438,430	+ 14.0%
Percent of List Price Received*	98.0%	96.9%	- 1.1%	97.5%	98.7%	+ 1.2%
Inventory of Homes for Sale	35	10	- 71.4%	--	--	--
Months Supply of Inventory	3.1	0.6	- 80.6%	--	--	--

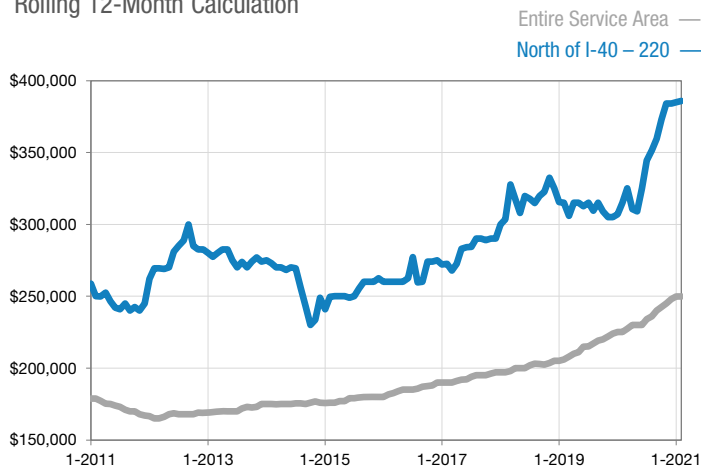
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

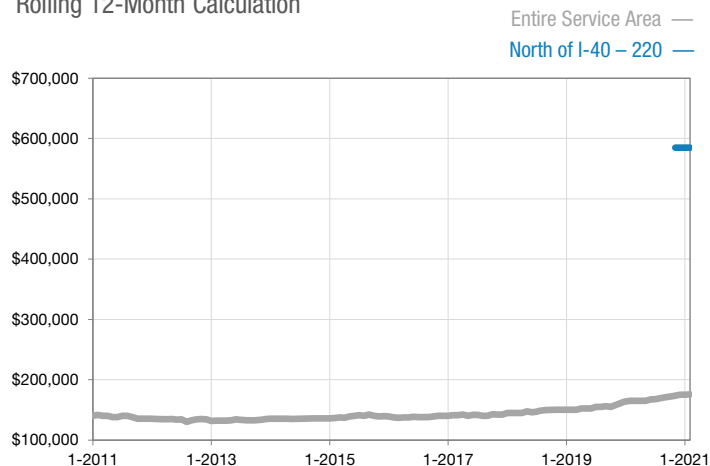
Median Sales Price - Single-Family Detached

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.