

Local Market Update for February 2021

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



87104

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	13	6	- 53.8%	36	22	- 38.9%
Pending Sales	11	12	+ 9.1%	24	23	- 4.2%
Closed Sales	7	9	+ 28.6%	17	17	0.0%
Days on Market Until Sale	64	44	- 31.3%	68	48	- 29.4%
Median Sales Price*	\$180,000	\$367,500	+ 104.2%	\$263,000	\$348,150	+ 32.4%
Average Sales Price*	\$223,571	\$393,313	+ 75.9%	\$317,183	\$373,351	+ 17.7%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	96.1%	97.6%	+ 1.6%
Inventory of Homes for Sale	31	8	- 74.2%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

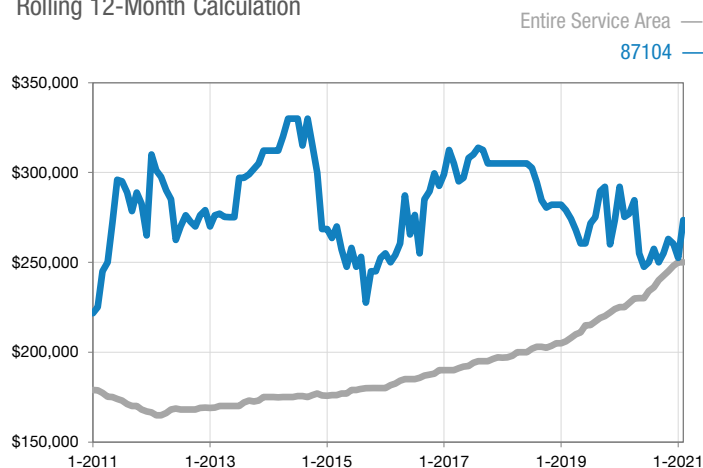
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	8	1	- 87.5%	13	6	- 53.8%
Pending Sales	1	3	+ 200.0%	4	6	+ 50.0%
Closed Sales	2	2	0.0%	7	2	- 71.4%
Days on Market Until Sale	76	3	- 96.1%	34	3	- 91.2%
Median Sales Price*	\$185,750	\$294,750	+ 58.7%	\$221,000	\$294,750	+ 33.4%
Average Sales Price*	\$185,750	\$294,750	+ 58.7%	\$226,643	\$294,750	+ 30.1%
Percent of List Price Received*	94.8%	99.2%	+ 4.6%	96.8%	99.2%	+ 2.5%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	4.7	0.2	- 95.7%	--	--	--

* 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.

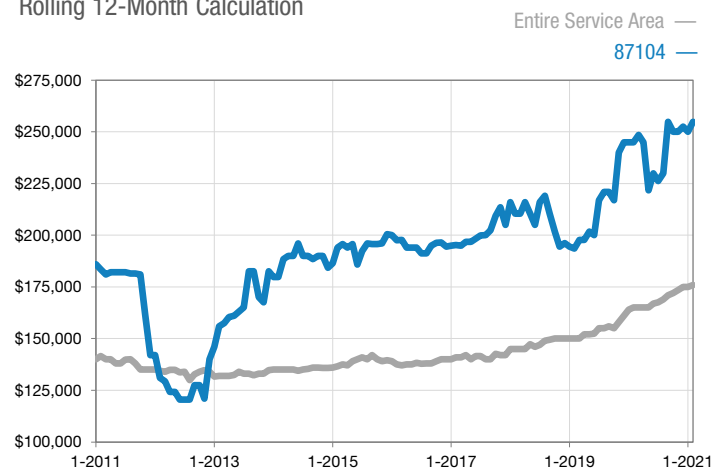
Median Sales Price - Single-Family Detached

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.