

# Local Market Update for February 2021

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	8	17	+ 112.5%	21	25	+ 19.0%
Pending Sales	12	15	+ 25.0%	25	23	- 8.0%
Closed Sales	13	6	- 53.8%	24	10	- 58.3%
Days on Market Until Sale	43	20	- 53.5%	55	20	- 63.6%
Median Sales Price*	\$188,000	<b>\$172,750</b>	- 8.1%	\$185,500	<b>\$186,000</b>	+ 0.3%
Average Sales Price*	\$190,358	<b>\$169,717</b>	- 10.8%	\$188,096	<b>\$199,730</b>	+ 6.2%
Percent of List Price Received*	98.7%	<b>96.5%</b>	- 2.2%	98.5%	<b>99.2%</b>	+ 0.7%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	1.7	<b>0.6</b>	- 64.7%	--	--	--

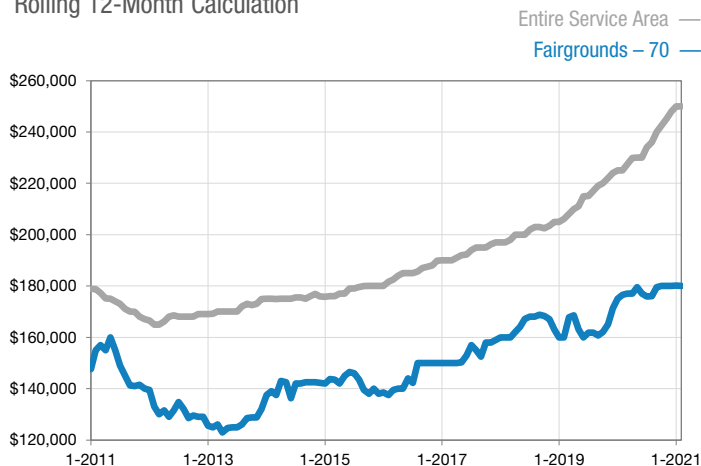
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	2	--	1	2	+ 100.0%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	63	--	--	63	--	--
Median Sales Price*	\$64,000	--	--	\$64,000	--	--
Average Sales Price*	\$64,000	--	--	\$64,000	--	--
Percent of List Price Received*	91.6%	--	--	91.6%	--	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	--	--	--	--	--

\* 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.

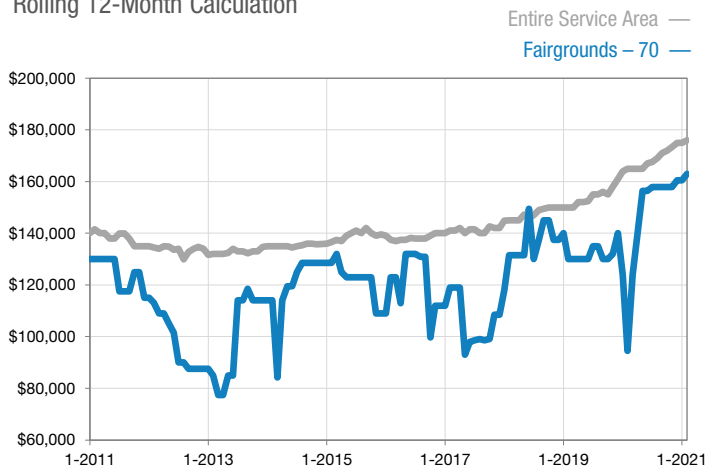
### Median Sales Price - Single-Family Detached

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.