

Local Market Update for February 2021

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	31	17	- 45.2%	58	38	- 34.5%
Pending Sales	16	25	+ 56.3%	30	52	+ 73.3%
Closed Sales	14	21	+ 50.0%	31	44	+ 41.9%
Days on Market Until Sale	31	36	+ 16.1%	45	39	- 13.3%
Median Sales Price*	\$220,500	\$235,000	+ 6.6%	\$212,000	\$242,950	+ 14.6%
Average Sales Price*	\$254,107	\$254,138	+ 0.0%	\$237,903	\$259,698	+ 9.2%
Percent of List Price Received*	96.9%	98.2%	+ 1.3%	96.7%	98.9%	+ 2.3%
Inventory of Homes for Sale	46	11	- 76.1%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--

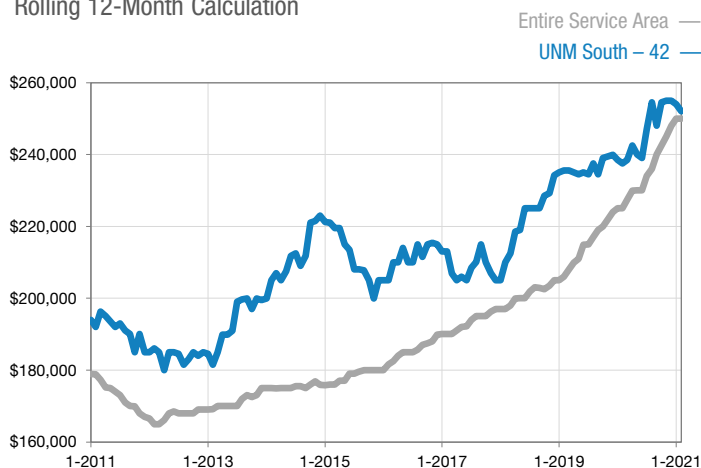
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	11	7	- 36.4%
Pending Sales	2	4	+ 100.0%	9	6	- 33.3%
Closed Sales	4	5	+ 25.0%	11	6	- 45.5%
Days on Market Until Sale	25	35	+ 40.0%	26	31	+ 19.2%
Median Sales Price*	\$226,250	\$215,000	- 5.0%	\$69,900	\$178,500	+ 155.4%
Average Sales Price*	\$206,000	\$246,200	+ 19.5%	\$156,371	\$216,333	+ 38.3%
Percent of List Price Received*	96.8%	97.9%	+ 1.1%	95.8%	98.2%	+ 2.5%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

* 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.

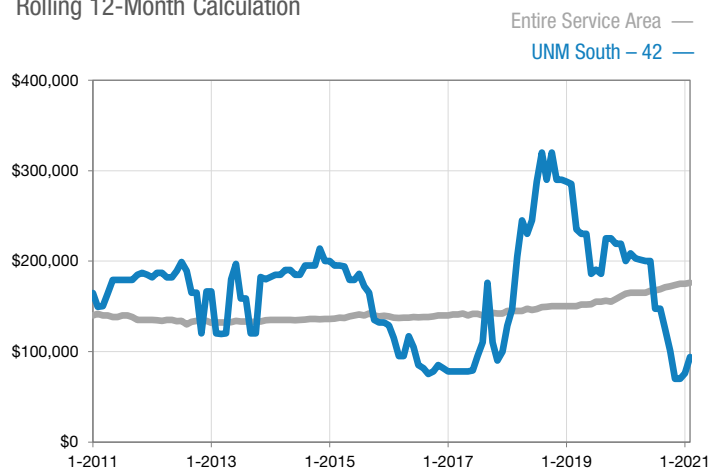
Median Sales Price - Single-Family Detached

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.