

Local Market Update for February 2021

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 2-2020 | Thru 2-2021 | Percent Change |
| New Listings | 30 | 18 | - 40.0% | 58 | 46 | - 20.7% |
| Pending Sales | 17 | 28 | + 64.7% | 38 | 45 | + 18.4% |
| Closed Sales | 20 | 20 | 0.0% | 43 | 38 | - 11.6% |
| Days on Market Until Sale | 56 | 27 | - 51.8% | 54 | 32 | - 40.7% |
| Median Sales Price* | \$160,000 | \$270,000 | + 68.8% | \$196,000 | \$300,000 | + 53.1% |
| Average Sales Price* | \$212,555 | \$290,420 | + 36.6% | \$260,679 | \$311,484 | + 19.5% |
| Percent of List Price Received* | 96.6% | 98.7% | + 2.2% | 97.0% | 98.7% | + 1.8% |
| Inventory of Homes for Sale | 57 | 17 | - 70.2% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 0.7 | - 73.1% | -- | -- | -- |

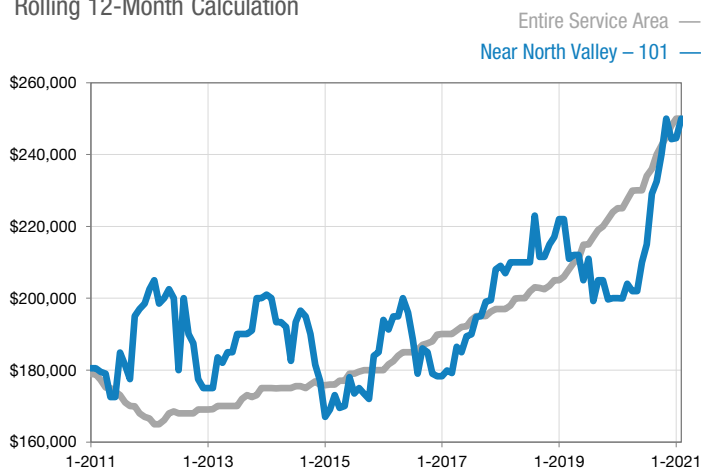
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 2-2020 | Thru 2-2021 | Percent Change |
| New Listings | 5 | 4 | - 20.0% | 14 | 14 | 0.0% |
| Pending Sales | 5 | 5 | 0.0% | 9 | 7 | - 22.2% |
| Closed Sales | 3 | 3 | 0.0% | 6 | 4 | - 33.3% |
| Days on Market Until Sale | 48 | 3 | - 93.8% | 35 | 7 | - 80.0% |
| Median Sales Price* | \$160,000 | \$221,000 | + 38.1% | \$165,000 | \$203,000 | + 23.0% |
| Average Sales Price* | \$165,333 | \$220,833 | + 33.6% | \$168,917 | \$211,875 | + 25.4% |
| Percent of List Price Received* | 97.6% | 98.9% | + 1.3% | 98.8% | 98.8% | 0.0% |
| Inventory of Homes for Sale | 10 | 7 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.3 | - 31.6% | -- | -- | -- |

* 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.

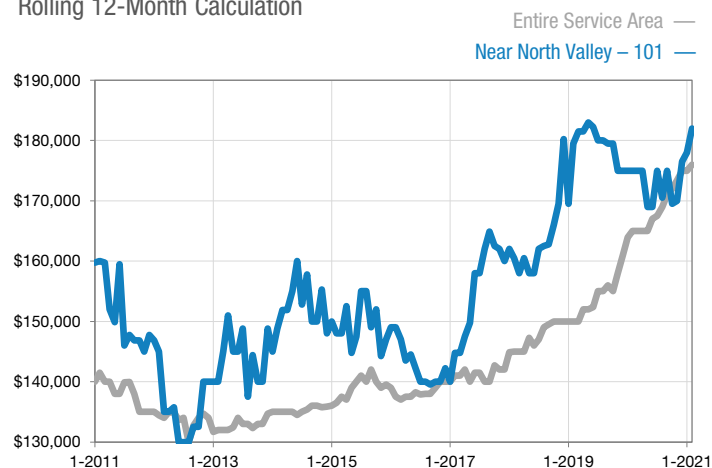
Median Sales Price - Single-Family Detached

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.