

Local Market Update for February 2021

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



87048

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	19	11	- 42.1%	36	21	- 41.7%
Pending Sales	9	12	+ 33.3%	20	23	+ 15.0%
Closed Sales	9	8	- 11.1%	19	19	0.0%
Days on Market Until Sale	52	29	- 44.2%	79	21	- 73.4%
Median Sales Price*	\$404,000	\$625,000	+ 54.7%	\$450,000	\$580,000	+ 28.9%
Average Sales Price*	\$469,111	\$611,750	+ 30.4%	\$484,303	\$614,089	+ 26.8%
Percent of List Price Received*	95.3%	99.5%	+ 4.4%	95.7%	99.1%	+ 3.6%
Inventory of Homes for Sale	51	15	- 70.6%	--	--	--
Months Supply of Inventory	4.0	1.2	- 70.0%	--	--	--

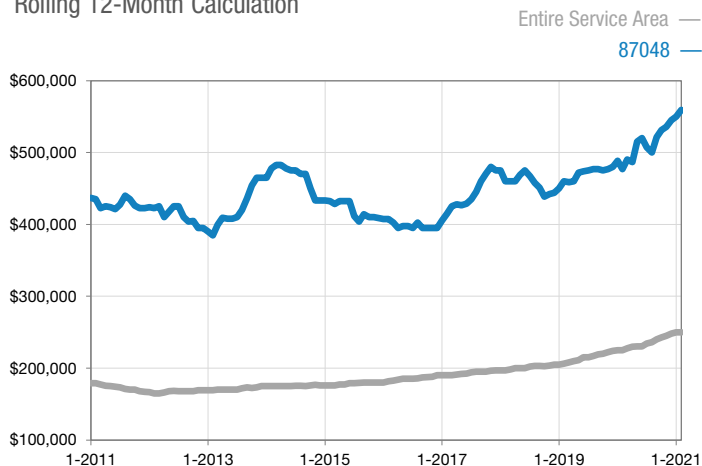
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	2	--
Days on Market Until Sale	--	--	--	--	2	--
Median Sales Price*	--	--	--	--	\$285,000	--
Average Sales Price*	--	--	--	--	\$285,000	--
Percent of List Price Received*	--	--	--	--	96.5%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

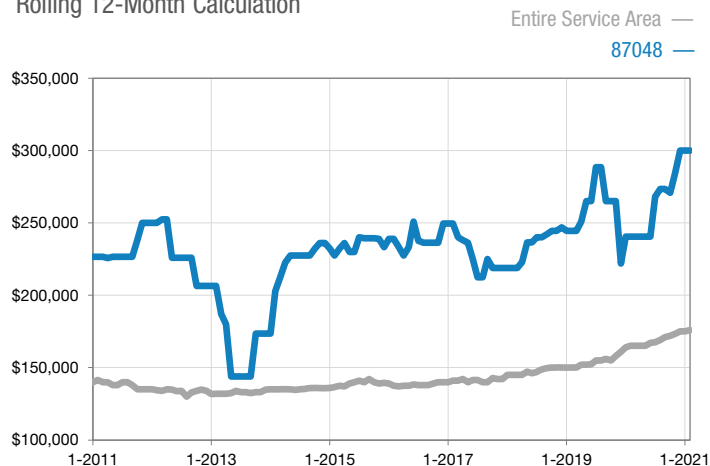
Median Sales Price - Single-Family Detached

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.