

Local Market Update for February 2021

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



North Valley – 100

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

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	19	13	- 31.6%	45	32	- 28.9%
Pending Sales	23	14	- 39.1%	39	30	- 23.1%
Closed Sales	11	12	+ 9.1%	23	26	+ 13.0%
Days on Market Until Sale	63	28	- 55.6%	64	25	- 60.9%
Median Sales Price*	\$269,000	\$370,000	+ 37.5%	\$286,000	\$294,500	+ 3.0%
Average Sales Price*	\$289,360	\$347,104	+ 20.0%	\$423,516	\$330,844	- 21.9%
Percent of List Price Received*	97.9%	98.9%	+ 1.0%	97.7%	99.9%	+ 2.3%
Inventory of Homes for Sale	37	20	- 45.9%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

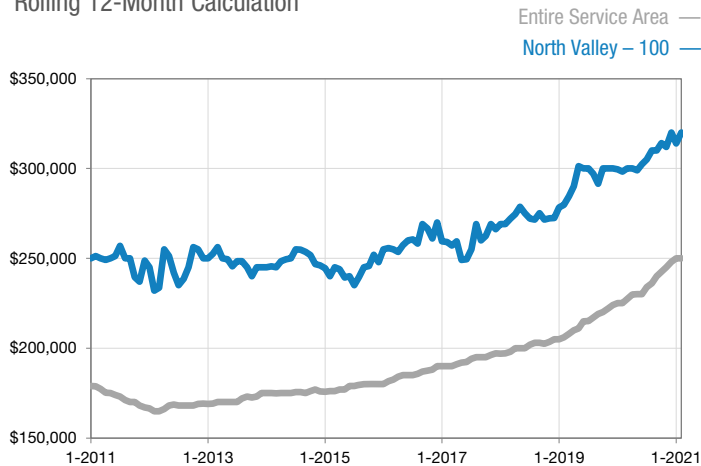
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	2	1	- 50.0%	7	3	- 57.1%
Pending Sales	2	1	- 50.0%	6	4	- 33.3%
Closed Sales	4	5	+ 25.0%	6	6	0.0%
Days on Market Until Sale	4	12	+ 200.0%	15	11	- 26.7%
Median Sales Price*	\$146,000	\$178,000	+ 21.9%	\$154,500	\$177,500	+ 14.9%
Average Sales Price*	\$141,850	\$236,095	+ 66.4%	\$168,567	\$221,746	+ 31.5%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

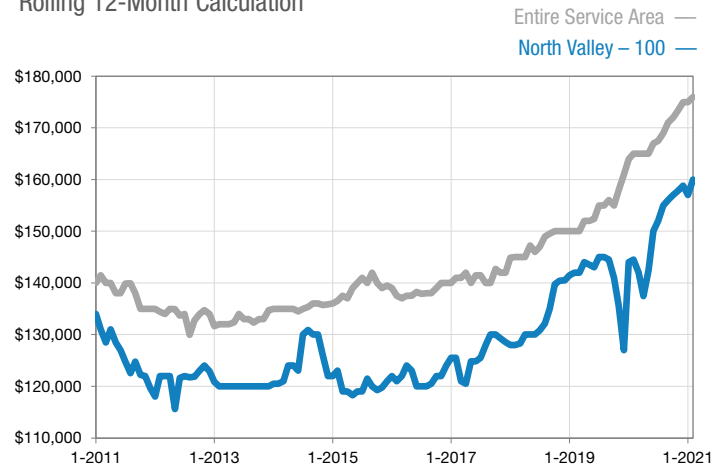
Median Sales Price - Single-Family Detached

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.