

# Local Market Update for February 2021

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, 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	17	20	+ 17.6%	38	26	- 31.6%
Pending Sales	17	16	- 5.9%	39	31	- 20.5%
Closed Sales	17	10	- 41.2%	34	28	- 17.6%
Days on Market Until Sale	31	61	+ 96.8%	24	36	+ 50.0%
Median Sales Price*	\$310,400	<b>\$377,500</b>	+ 21.6%	\$304,500	<b>\$357,900</b>	+ 17.5%
Average Sales Price*	\$353,174	<b>\$377,230</b>	+ 6.8%	\$327,975	<b>\$351,987</b>	+ 7.3%
Percent of List Price Received*	97.4%	<b>99.6%</b>	+ 2.3%	98.2%	<b>98.9%</b>	+ 0.7%
Inventory of Homes for Sale	23	7	- 69.6%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

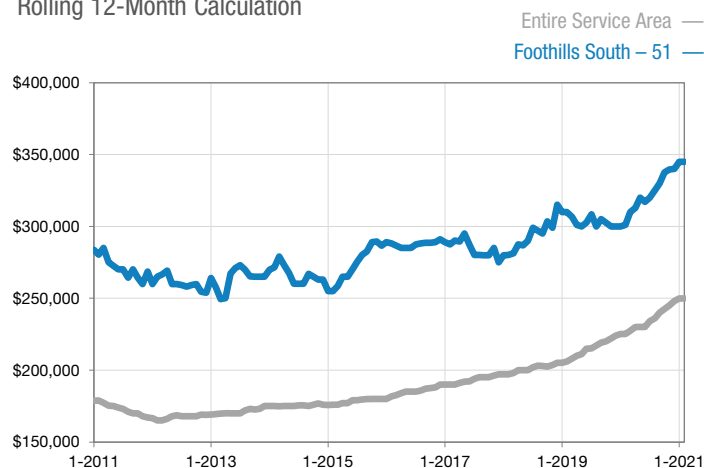
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	10	6	- 40.0%	18	11	- 38.9%
Pending Sales	8	5	- 37.5%	17	10	- 41.2%
Closed Sales	6	3	- 50.0%	13	7	- 46.2%
Days on Market Until Sale	20	12	- 40.0%	32	9	- 71.9%
Median Sales Price*	\$172,500	<b>\$188,000</b>	+ 9.0%	\$172,000	<b>\$187,000</b>	+ 8.7%
Average Sales Price*	\$172,592	<b>\$180,667</b>	+ 4.7%	\$171,988	<b>\$184,857</b>	+ 7.5%
Percent of List Price Received*	101.1%	<b>99.7%</b>	- 1.4%	99.1%	<b>100.0%</b>	+ 0.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.7	0.6	- 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.

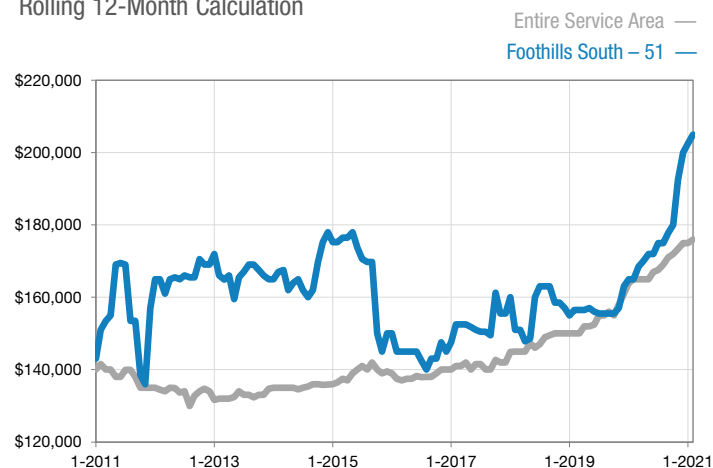
### Median Sales Price - Single-Family Detached

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.