

Local Market Update for February 2021

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	46	44	- 4.3%	100	91	- 9.0%
Pending Sales	46	47	+ 2.2%	96	94	- 2.1%
Closed Sales	41	44	+ 7.3%	84	76	- 9.5%
Days on Market Until Sale	48	22	- 54.2%	50	23	- 54.0%
Median Sales Price*	\$214,000	\$245,500	+ 14.7%	\$207,250	\$245,500	+ 18.5%
Average Sales Price*	\$217,934	\$264,234	+ 21.2%	\$218,904	\$262,278	+ 19.8%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	70	27	- 61.4%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

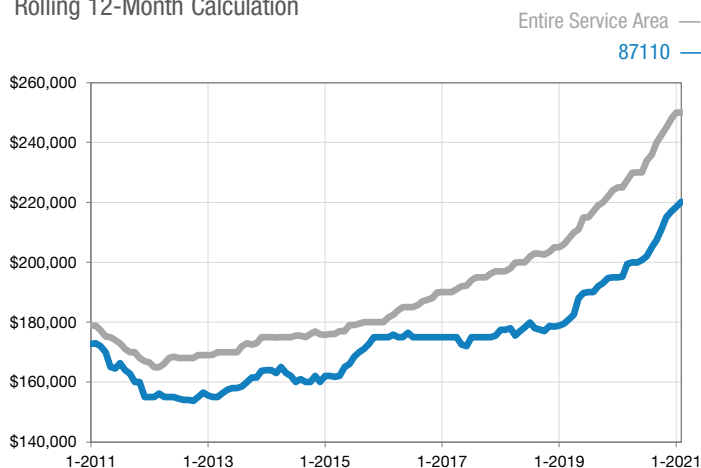
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	3	3	0.0%	9	6	- 33.3%
Pending Sales	4	2	- 50.0%	6	6	0.0%
Closed Sales	3	5	+ 66.7%	7	10	+ 42.9%
Days on Market Until Sale	25	5	- 80.0%	47	11	- 76.6%
Median Sales Price*	\$97,575	\$82,000	- 16.0%	\$97,000	\$89,750	- 7.5%
Average Sales Price*	\$132,858	\$89,420	- 32.7%	\$105,225	\$107,785	+ 2.4%
Percent of List Price Received*	93.8%	99.4%	+ 6.0%	93.4%	100.5%	+ 7.6%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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.

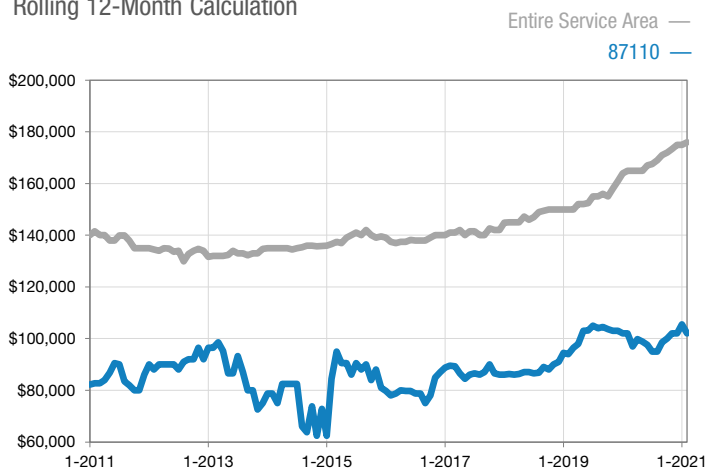
Median Sales Price - Single-Family Detached

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.