

Local Market Update for February 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	25	18	- 28.0%	48	41	- 14.6%
Pending Sales	20	16	- 20.0%	33	33	0.0%
Closed Sales	12	15	+ 25.0%	29	42	+ 44.8%
Days on Market Until Sale	37	9	- 75.7%	54	36	- 33.3%
Median Sales Price*	\$298,000	\$282,600	- 5.2%	\$298,500	\$297,200	- 0.4%
Average Sales Price*	\$355,033	\$304,487	- 14.2%	\$338,417	\$341,358	+ 0.9%
Percent of List Price Received*	98.0%	100.1%	+ 2.1%	97.1%	98.9%	+ 1.9%
Inventory of Homes for Sale	60	25	- 58.3%	--	--	--
Months Supply of Inventory	3.0	1.0	- 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.

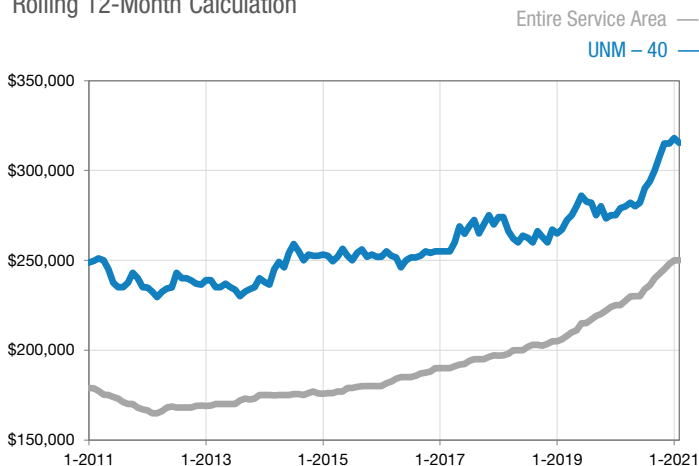
Single-Family Attached

	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	1	--	2	2	0.0%
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	31	--	--
Median Sales Price*	--	--	--	\$190,000	--	--
Average Sales Price*	--	--	--	\$190,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

* 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.

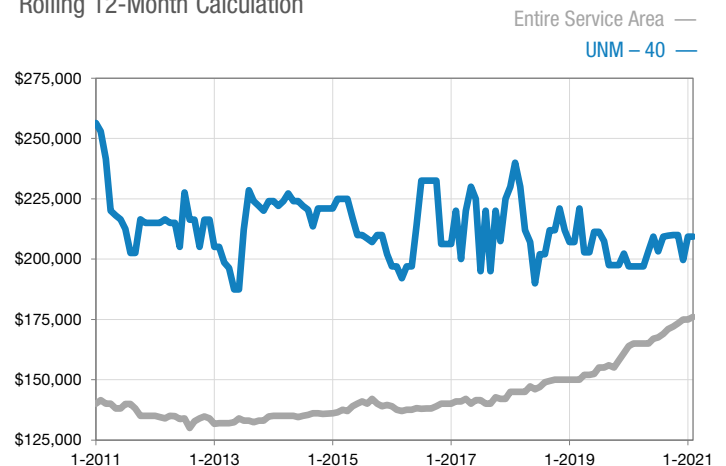
Median Sales Price - Single-Family Detached

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.