

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	104	72	- 30.8%	189	162	- 14.3%
Pending Sales	96	90	- 6.3%	172	183	+ 6.4%
Closed Sales	81	75	- 7.4%	148	149	+ 0.7%
Days on Market Until Sale	35	16	- 54.3%	34	16	- 52.9%
Median Sales Price*	\$246,850	\$263,000	+ 6.5%	\$227,000	\$260,000	+ 14.5%
Average Sales Price*	\$250,394	\$287,249	+ 14.7%	\$243,948	\$281,552	+ 15.4%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	99	29	- 70.7%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

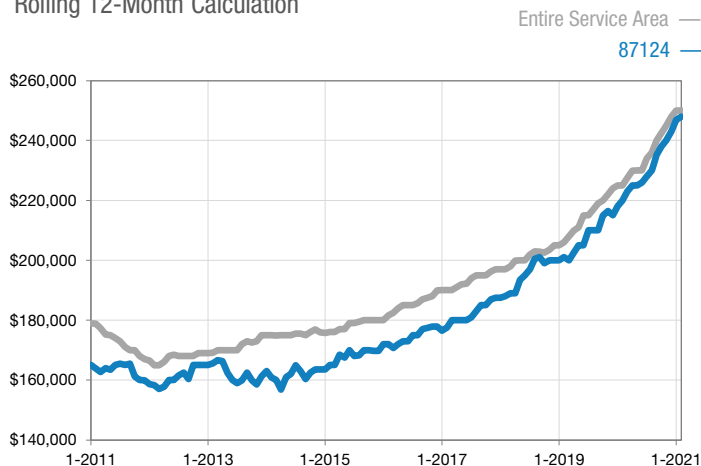
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	10	14	+ 40.0%	17	23	+ 35.3%
Pending Sales	8	14	+ 75.0%	18	25	+ 38.9%
Closed Sales	2	7	+ 250.0%	14	11	- 21.4%
Days on Market Until Sale	34	5	- 85.3%	23	5	- 78.3%
Median Sales Price*	\$187,000	\$110,000	- 41.2%	\$112,000	\$165,000	+ 47.3%
Average Sales Price*	\$187,000	\$163,500	- 12.6%	\$134,896	\$170,500	+ 26.4%
Percent of List Price Received*	93.3%	100.4%	+ 7.6%	96.7%	100.4%	+ 3.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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.

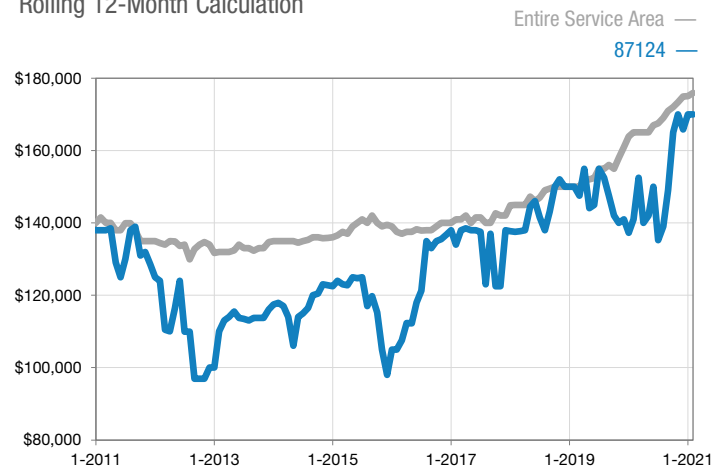
Median Sales Price - Single-Family Detached

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.