

# Local Market Update for February 2021

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



## 87113

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%	36	34	- 5.6%
Pending Sales	11	13	+ 18.2%	30	34	+ 13.3%
Closed Sales	14	14	0.0%	28	40	+ 42.9%
Days on Market Until Sale	42	18	- 57.1%	41	22	- 46.3%
Median Sales Price*	\$292,293	<b>\$337,500</b>	+ 15.5%	\$299,500	<b>\$338,000</b>	+ 12.9%
Average Sales Price*	\$314,518	<b>\$338,439</b>	+ 7.6%	\$318,183	<b>\$351,949</b>	+ 10.6%
Percent of List Price Received*	98.6%	<b>97.9%</b>	- 0.7%	98.7%	<b>99.0%</b>	+ 0.3%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

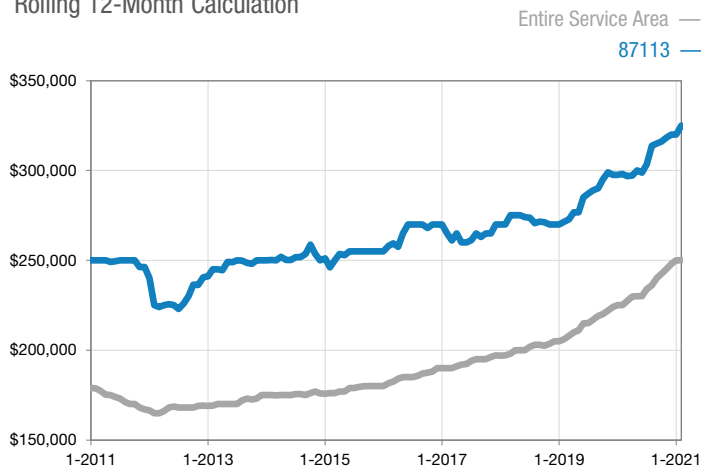
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	1	--	3	2	- 33.3%
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	3	3	0.0%	5	3	- 40.0%
Days on Market Until Sale	5	18	+ 260.0%	9	18	+ 100.0%
Median Sales Price*	\$152,000	<b>\$177,000</b>	+ 16.4%	\$157,000	<b>\$177,000</b>	+ 12.7%
Average Sales Price*	\$142,467	<b>\$164,167</b>	+ 15.2%	\$158,280	<b>\$164,167</b>	+ 3.7%
Percent of List Price Received*	98.6%	<b>99.3%</b>	+ 0.7%	99.2%	<b>99.3%</b>	+ 0.1%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

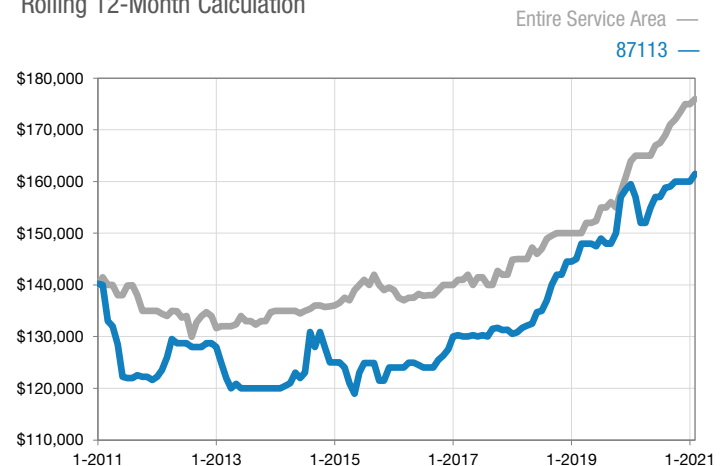
### Median Sales Price - Single-Family Detached

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.