

# Local Market Update for February 2021

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



## 87122

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	39	38	- 2.6%	72	57	- 20.8%
Pending Sales	26	30	+ 15.4%	58	54	- 6.9%
Closed Sales	23	28	+ 21.7%	42	55	+ 31.0%
Days on Market Until Sale	56	50	- 10.7%	54	36	- 33.3%
Median Sales Price*	\$555,000	<b>\$692,500</b>	+ 24.8%	\$520,000	<b>\$640,000</b>	+ 23.1%
Average Sales Price*	\$624,337	<b>\$781,191</b>	+ 25.1%	\$587,182	<b>\$694,196</b>	+ 18.2%
Percent of List Price Received*	98.3%	<b>97.2%</b>	- 1.1%	97.4%	<b>98.1%</b>	+ 0.7%
Inventory of Homes for Sale	75	24	- 68.0%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

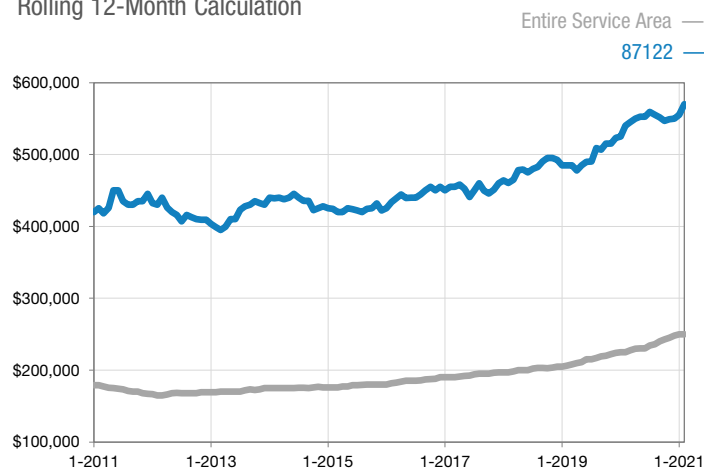
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	0	3	--
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	3	+ 200.0%	2	5	+ 150.0%
Days on Market Until Sale	28	2	- 92.9%	18	15	- 16.7%
Median Sales Price*	\$265,900	<b>\$247,000</b>	- 7.1%	\$252,950	<b>\$247,000</b>	- 2.4%
Average Sales Price*	\$265,900	<b>\$254,000</b>	- 4.5%	\$252,950	<b>\$253,780</b>	+ 0.3%
Percent of List Price Received*	97.1%	<b>101.7%</b>	+ 4.7%	97.5%	<b>100.0%</b>	+ 2.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

\* 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.

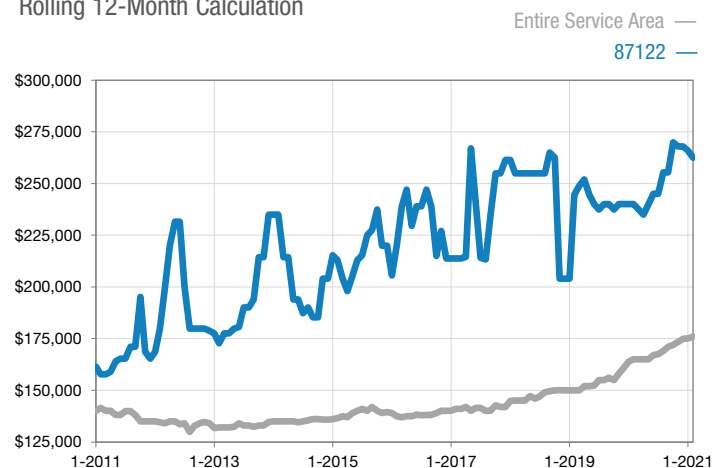
### Median Sales Price - Single-Family Detached

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.