

Local Market Update for February 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	22	20	- 9.1%	40	33	- 17.5%
Pending Sales	15	18	+ 20.0%	35	32	- 8.6%
Closed Sales	11	11	0.0%	27	33	+ 22.2%
Days on Market Until Sale	40	31	- 22.5%	42	31	- 26.2%
Median Sales Price*	\$428,550	\$449,900	+ 5.0%	\$350,000	\$415,000	+ 18.6%
Average Sales Price*	\$404,891	\$642,482	+ 58.7%	\$394,010	\$508,634	+ 29.1%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

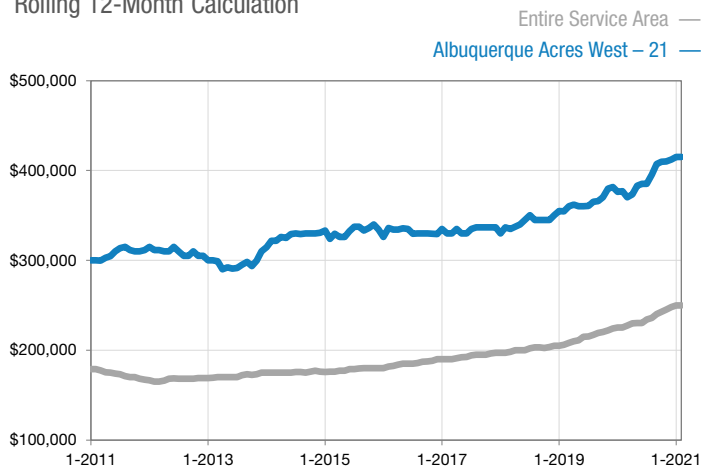
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	0	2	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	13	--	--
Median Sales Price*	--	--	--	\$205,000	--	--
Average Sales Price*	--	--	--	\$205,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
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.

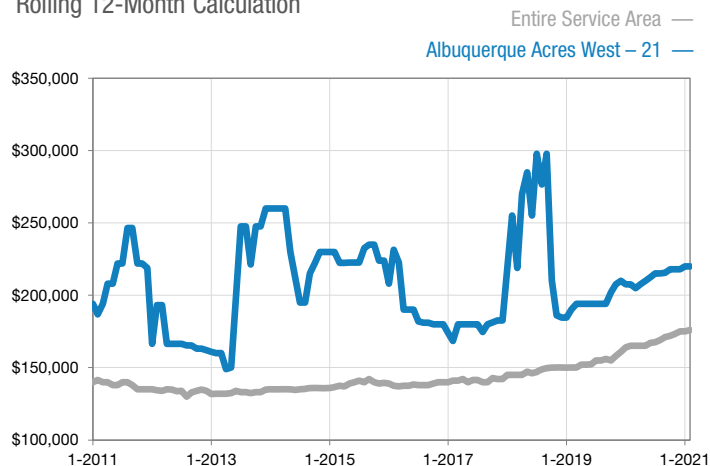
Median Sales Price - Single-Family Detached

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.