

Local Market Update for February 2021

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



Northeast Edgewood – 270

North of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	2	5	+ 150.0%	5	8	+ 60.0%
Pending Sales	2	3	+ 50.0%	5	4	- 20.0%
Closed Sales	0	4	--	5	5	0.0%
Days on Market Until Sale	--	36	--	70	29	- 58.6%
Median Sales Price*	--	\$255,000	--	\$198,100	\$275,000	+ 38.8%
Average Sales Price*	--	\$289,975	--	\$238,420	\$295,780	+ 24.1%
Percent of List Price Received*	--	98.0%	--	99.6%	98.4%	- 1.2%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

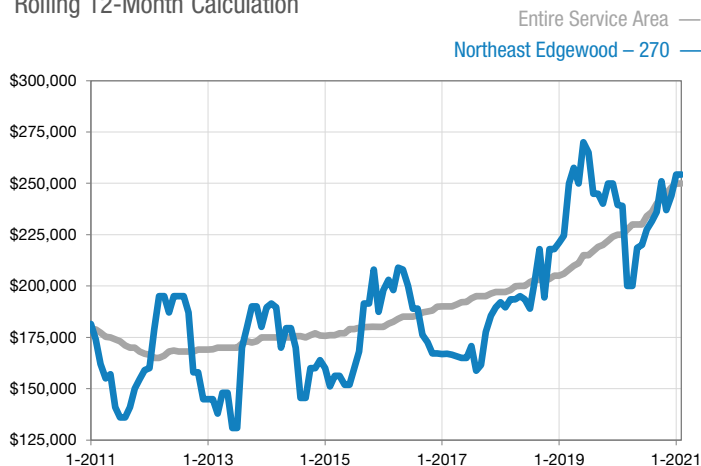
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

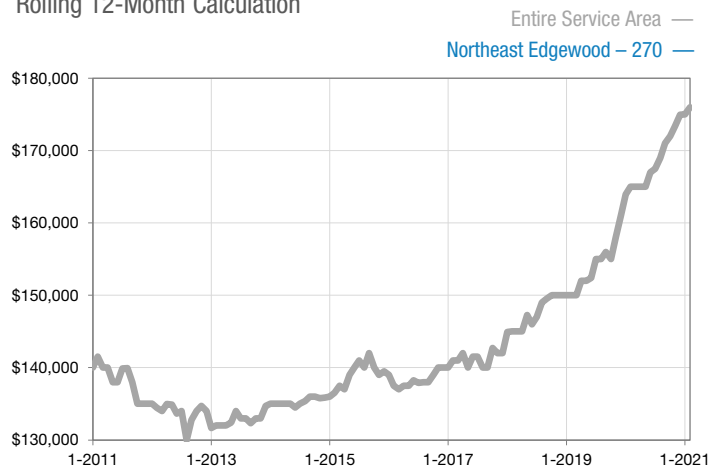
Median Sales Price - Single-Family Detached

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.