

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	26	30	+ 15.4%	63	52	- 17.5%
Pending Sales	19	33	+ 73.7%	42	57	+ 35.7%
Closed Sales	20	23	+ 15.0%	37	49	+ 32.4%
Days on Market Until Sale	30	34	+ 13.3%	43	37	- 14.0%
Median Sales Price*	\$196,000	\$229,900	+ 17.3%	\$169,000	\$235,000	+ 39.1%
Average Sales Price*	\$195,425	\$217,496	+ 11.3%	\$194,582	\$246,494	+ 26.7%
Percent of List Price Received*	97.4%	98.6%	+ 1.2%	97.9%	99.8%	+ 1.9%
Inventory of Homes for Sale	54	18	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

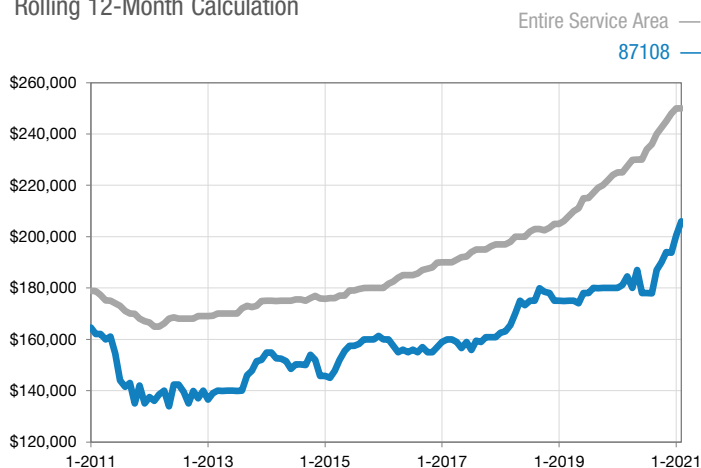
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	4	--	9	7	- 22.2%
Pending Sales	1	5	+ 400.0%	9	7	- 22.2%
Closed Sales	3	4	+ 33.3%	8	5	- 37.5%
Days on Market Until Sale	26	64	+ 146.2%	17	53	+ 211.8%
Median Sales Price*	\$244,000	\$248,000	+ 1.6%	\$87,950	\$142,000	+ 61.5%
Average Sales Price*	\$216,500	\$265,250	+ 22.5%	\$162,948	\$226,200	+ 38.8%
Percent of List Price Received*	96.1%	98.9%	+ 2.9%	96.6%	97.8%	+ 1.2%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

* 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.

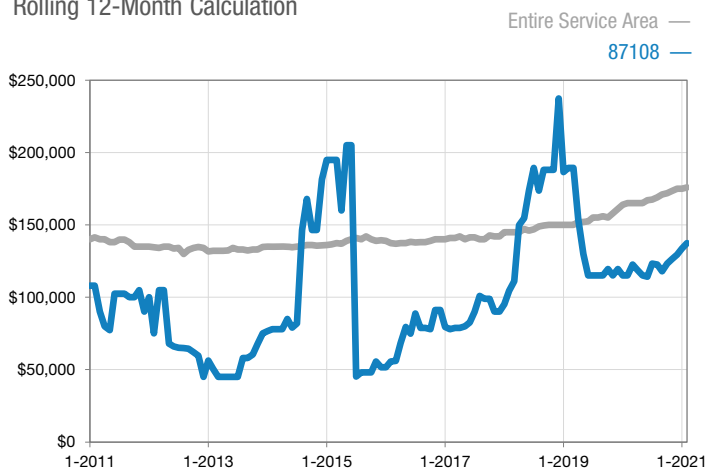
Median Sales Price - Single-Family Detached

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.