

# Local Market Update for February 2021

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	23	11	- 52.2%	48	35	- 27.1%
Pending Sales	19	21	+ 10.5%	40	41	+ 2.5%
Closed Sales	14	20	+ 42.9%	26	33	+ 26.9%
Days on Market Until Sale	51	18	- 64.7%	49	19	- 61.2%
Median Sales Price*	\$251,550	<b>\$315,000</b>	+ 25.2%	\$242,950	<b>\$305,000</b>	+ 25.5%
Average Sales Price*	\$263,957	<b>\$301,208</b>	+ 14.1%	\$269,369	<b>\$309,213</b>	+ 14.8%
Percent of List Price Received*	98.0%	<b>99.6%</b>	+ 1.6%	98.1%	<b>98.9%</b>	+ 0.8%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	1.6	<b>0.4</b>	- 75.0%	--	--	--

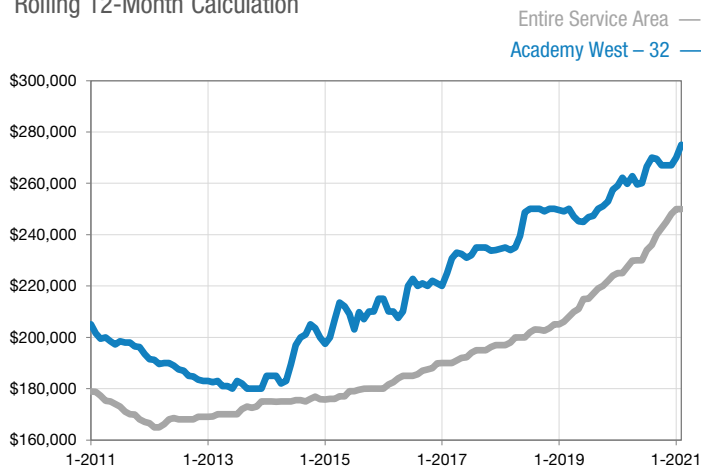
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	9	18	+ 100.0%	33	25	- 24.2%
Pending Sales	15	16	+ 6.7%	28	23	- 17.9%
Closed Sales	12	5	- 58.3%	21	16	- 23.8%
Days on Market Until Sale	13	7	- 46.2%	11	14	+ 27.3%
Median Sales Price*	\$195,000	<b>\$195,000</b>	0.0%	\$170,000	<b>\$145,500</b>	- 14.4%
Average Sales Price*	\$208,208	<b>\$196,600</b>	- 5.6%	\$176,526	<b>\$158,369</b>	- 10.3%
Percent of List Price Received*	99.2%	<b>98.9%</b>	- 0.3%	99.0%	<b>97.5%</b>	- 1.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.7	<b>0.5</b>	- 28.6%	--	--	--

\* 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.

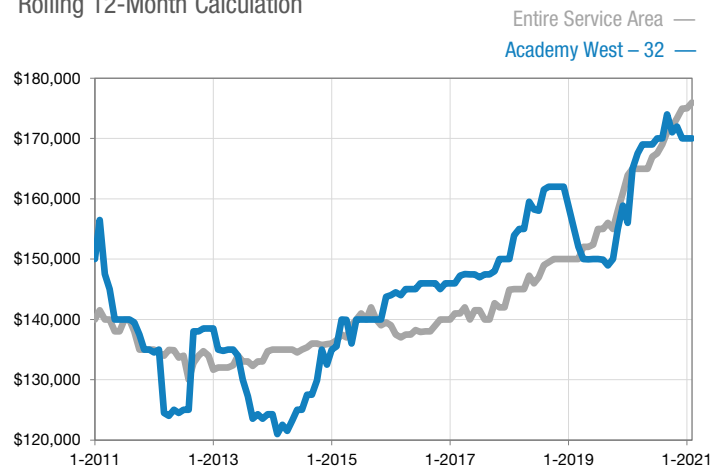
### Median Sales Price - Single-Family Detached

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.