

Local Market Update for February 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	19	21	+ 10.5%	35	47	+ 34.3%
Pending Sales	16	22	+ 37.5%	27	42	+ 55.6%
Closed Sales	8	16	+ 100.0%	18	36	+ 100.0%
Days on Market Until Sale	63	13	- 79.4%	61	22	- 63.9%
Median Sales Price*	\$133,750	\$176,000	+ 31.6%	\$118,000	\$167,500	+ 41.9%
Average Sales Price*	\$136,813	\$192,281	+ 40.5%	\$130,435	\$178,575	+ 36.9%
Percent of List Price Received*	95.4%	101.9%	+ 6.8%	95.0%	99.4%	+ 4.6%
Inventory of Homes for Sale	41	15	- 63.4%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--

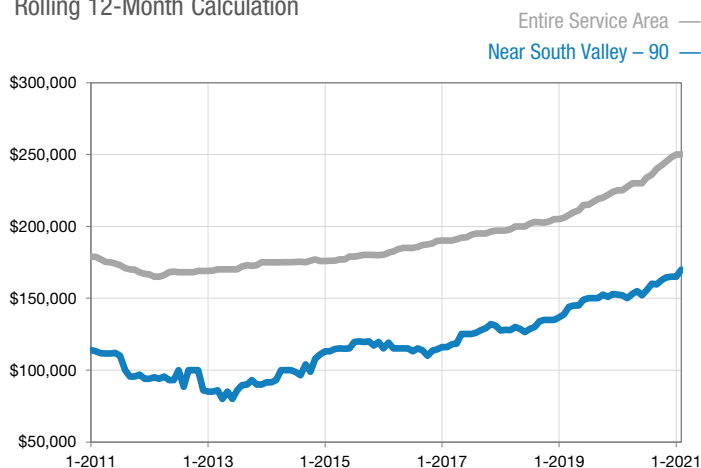
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	4	+ 300.0%	3	4	+ 33.3%
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
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	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

* 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.

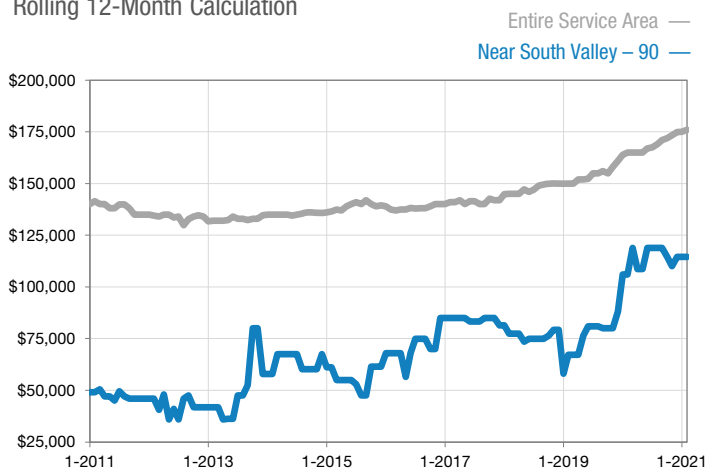
Median Sales Price - Single-Family Detached

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.