

# Local Market Update for February 2021

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



## Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	18	10	- 44.4%	26	21	- 19.2%
Pending Sales	9	12	+ 33.3%	17	22	+ 29.4%
Closed Sales	6	10	+ 66.7%	16	14	- 12.5%
Days on Market Until Sale	85	48	- 43.5%	52	54	+ 3.8%
Median Sales Price*	\$207,500	<b>\$314,400</b>	+ 51.5%	\$237,250	<b>\$341,000</b>	+ 43.7%
Average Sales Price*	\$225,992	<b>\$346,623</b>	+ 53.4%	\$263,372	<b>\$367,009</b>	+ 39.4%
Percent of List Price Received*	94.6%	<b>103.4%</b>	+ 9.3%	96.5%	<b>102.1%</b>	+ 5.8%
Inventory of Homes for Sale	39	12	- 69.2%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--

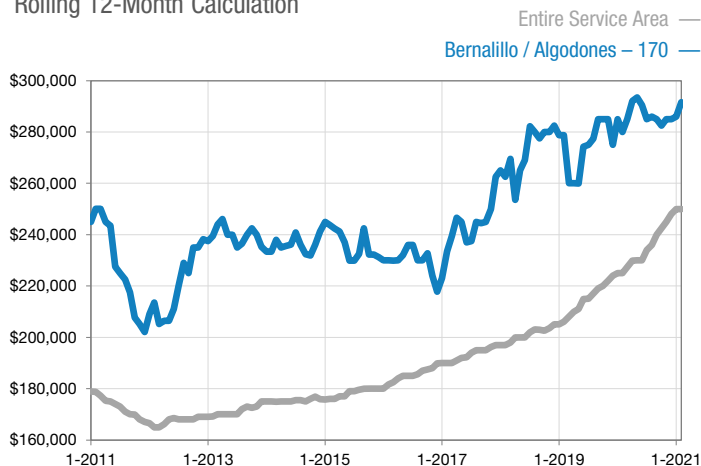
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	14	--	--	14	--	--
Median Sales Price*	\$78,500	--	--	\$78,500	--	--
Average Sales Price*	\$78,500	--	--	\$78,500	--	--
Percent of List Price Received*	112.3%	--	--	112.3%	--	--
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.

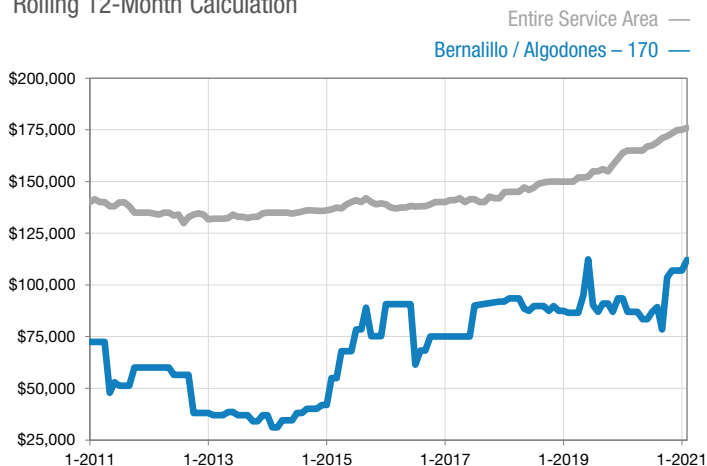
### Median Sales Price - Single-Family Detached

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.