

Local Market Update for February 2021

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



87002

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	15	34	+ 126.7%	37	46	+ 24.3%
Pending Sales	21	33	+ 57.1%	38	48	+ 26.3%
Closed Sales	14	14	0.0%	30	26	- 13.3%
Days on Market Until Sale	84	78	- 7.1%	74	55	- 25.7%
Median Sales Price*	\$132,500	\$184,500	+ 39.2%	\$132,500	\$154,500	+ 16.6%
Average Sales Price*	\$145,229	\$232,929	+ 60.4%	\$135,957	\$195,577	+ 43.9%
Percent of List Price Received*	99.8%	97.6%	- 2.2%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	72	20	- 72.2%	--	--	--
Months Supply of Inventory	4.1	1.0	- 75.6%	--	--	--

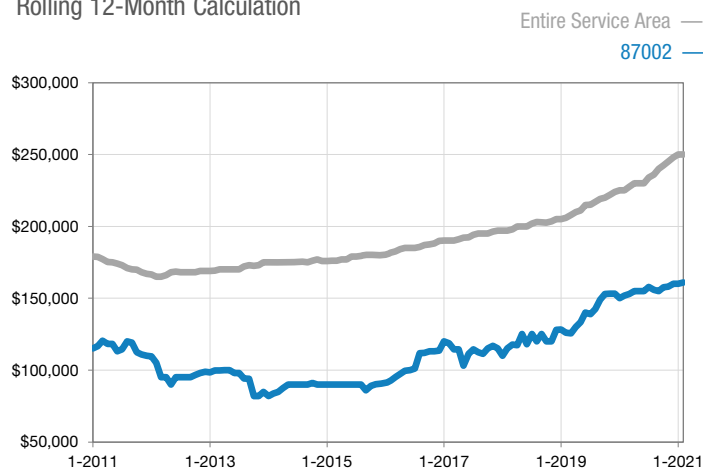
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	3	2	- 33.3%	7	3	- 57.1%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	6	--	--	4	--	--
Median Sales Price*	\$127,000	--	--	\$92,000	--	--
Average Sales Price*	\$127,000	--	--	\$92,000	--	--
Percent of List Price Received*	94.1%	--	--	79.8%	--	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

* 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.

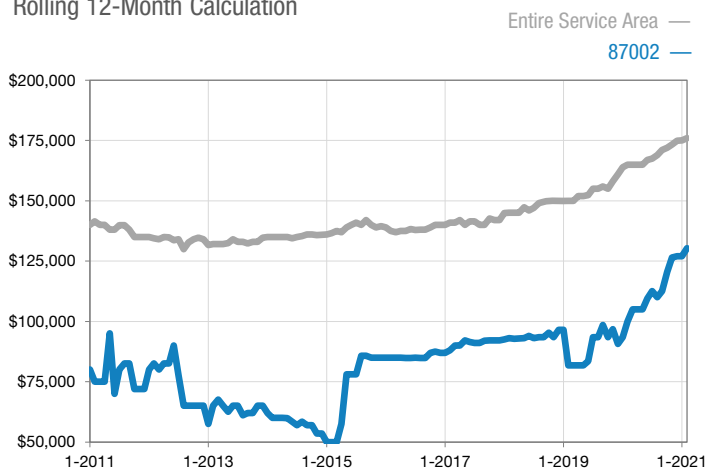
Median Sales Price - Single-Family Detached

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.