

Local Market Update for February 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	29	24	- 17.2%	55	63	+ 14.5%
Pending Sales	22	25	+ 13.6%	48	56	+ 16.7%
Closed Sales	21	21	0.0%	37	41	+ 10.8%
Days on Market Until Sale	46	43	- 6.5%	41	34	- 17.1%
Median Sales Price*	\$199,000	\$302,145	+ 51.8%	\$199,000	\$302,145	+ 51.8%
Average Sales Price*	\$222,400	\$296,812	+ 33.5%	\$213,441	\$286,761	+ 34.4%
Percent of List Price Received*	98.0%	99.8%	+ 1.8%	99.1%	100.8%	+ 1.7%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

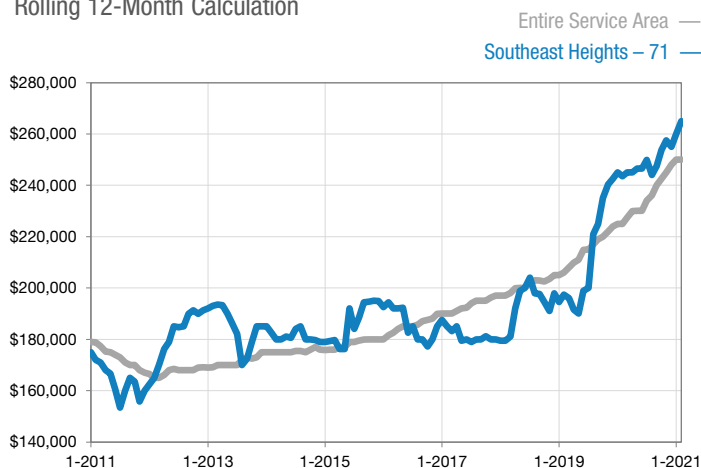
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	6	25	+ 316.7%	20	28	+ 40.0%
Pending Sales	8	18	+ 125.0%	19	21	+ 10.5%
Closed Sales	6	2	- 66.7%	12	5	- 58.3%
Days on Market Until Sale	53	52	- 1.9%	54	24	- 55.6%
Median Sales Price*	\$174,250	\$196,000	+ 12.5%	\$200,950	\$136,000	- 32.3%
Average Sales Price*	\$190,750	\$196,000	+ 2.8%	\$196,875	\$157,200	- 20.2%
Percent of List Price Received*	98.0%	100.3%	+ 2.3%	98.8%	98.5%	- 0.3%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--

* 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.

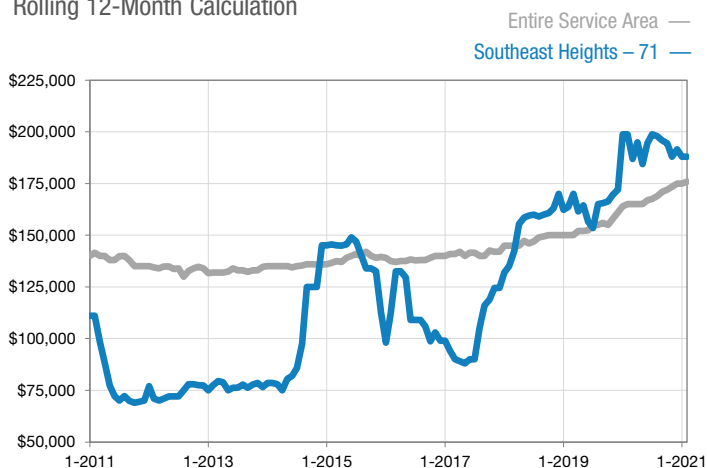
Median Sales Price - Single-Family Detached

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.