

Local Market Update for February 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	91	54	- 40.7%	178	127	- 28.7%
Pending Sales	75	65	- 13.3%	139	132	- 5.0%
Closed Sales	50	44	- 12.0%	96	94	- 2.1%
Days on Market Until Sale	41	22	- 46.3%	38	29	- 23.7%
Median Sales Price*	\$261,437	\$304,950	+ 16.6%	\$249,000	\$279,250	+ 12.1%
Average Sales Price*	\$293,071	\$339,039	+ 15.7%	\$280,052	\$324,230	+ 15.8%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	122	33	- 73.0%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--

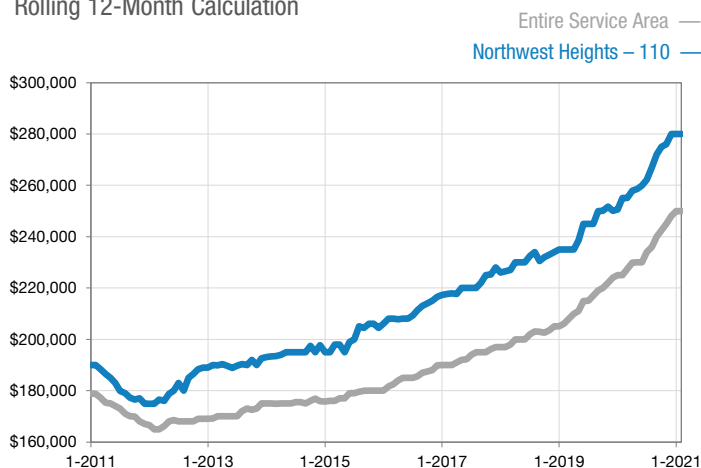
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	5	5	0.0%	9	8	- 11.1%
Pending Sales	7	7	0.0%	12	9	- 25.0%
Closed Sales	3	2	- 33.3%	8	4	- 50.0%
Days on Market Until Sale	132	5	- 96.2%	55	16	- 70.9%
Median Sales Price*	\$352,000	\$150,450	- 57.3%	\$350,480	\$150,450	- 57.1%
Average Sales Price*	\$360,667	\$150,450	- 58.3%	\$278,513	\$147,850	- 46.9%
Percent of List Price Received*	97.0%	100.9%	+ 4.0%	97.4%	98.3%	+ 0.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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.

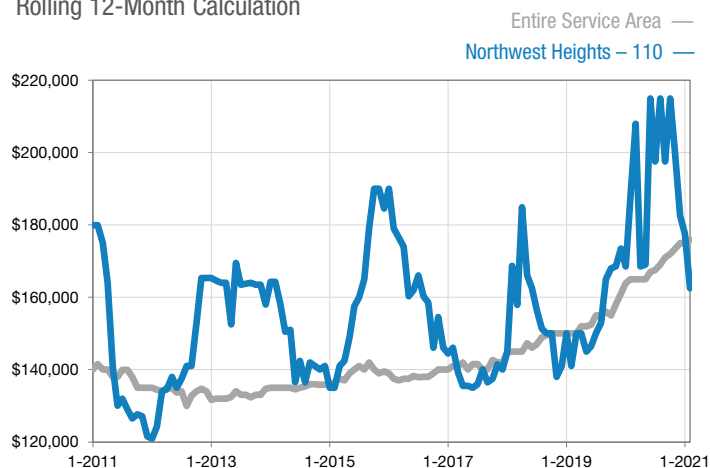
Median Sales Price - Single-Family Detached

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.