

Local Market Update for February 2021

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	32	19	- 40.6%	60	46	- 23.3%
Pending Sales	22	27	+ 22.7%	43	42	- 2.3%
Closed Sales	16	18	+ 12.5%	39	36	- 7.7%
Days on Market Until Sale	74	26	- 64.9%	61	29	- 52.5%
Median Sales Price*	\$147,500	\$270,000	+ 83.1%	\$185,000	\$294,500	+ 59.2%
Average Sales Price*	\$222,975	\$278,939	+ 25.1%	\$301,990	\$313,025	+ 3.7%
Percent of List Price Received*	95.5%	98.8%	+ 3.5%	96.8%	99.3%	+ 2.6%
Inventory of Homes for Sale	60	23	- 61.7%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--

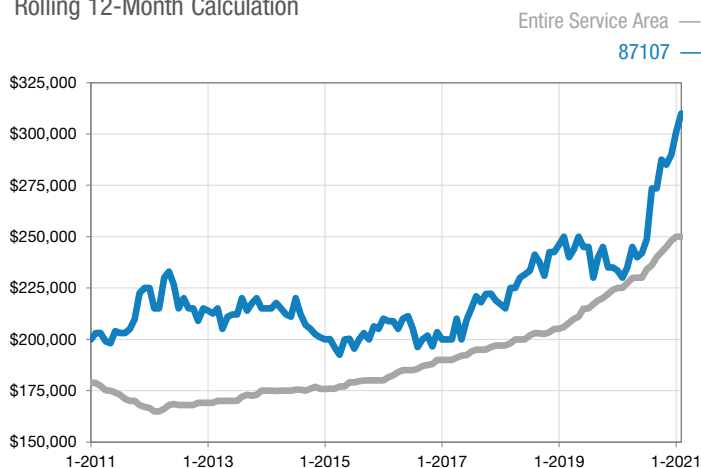
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	6	3	- 50.0%	13	13	0.0%
Pending Sales	6	4	- 33.3%	11	6	- 45.5%
Closed Sales	4	3	- 25.0%	8	5	- 37.5%
Days on Market Until Sale	37	3	- 91.9%	33	6	- 81.8%
Median Sales Price*	\$159,000	\$221,000	+ 39.0%	\$171,500	\$185,000	+ 7.9%
Average Sales Price*	\$159,000	\$234,500	+ 47.5%	\$188,562	\$207,700	+ 10.1%
Percent of List Price Received*	98.2%	100.5%	+ 2.3%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

* 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.

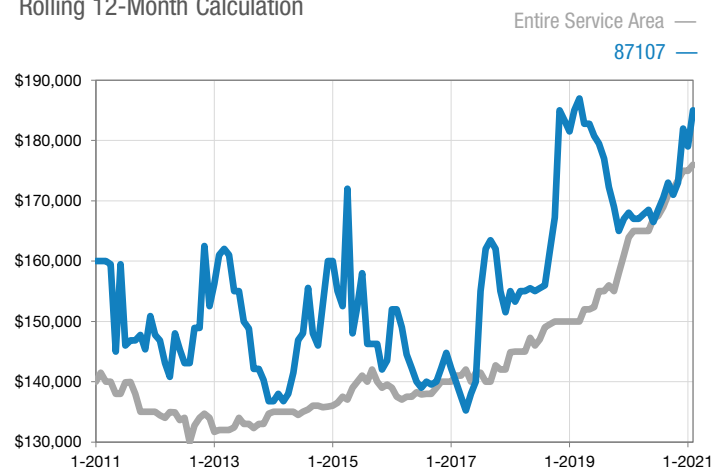
Median Sales Price - Single-Family Detached

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.