

Local Market Update for February 2021

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



87031

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	57	47	- 17.5%	113	94	- 16.8%
Pending Sales	46	56	+ 21.7%	86	97	+ 12.8%
Closed Sales	25	45	+ 80.0%	61	74	+ 21.3%
Days on Market Until Sale	86	35	- 59.3%	68	34	- 50.0%
Median Sales Price*	\$224,990	\$240,819	+ 7.0%	\$215,500	\$240,360	+ 11.5%
Average Sales Price*	\$233,344	\$270,806	+ 16.1%	\$216,358	\$268,803	+ 24.2%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	98.3%	99.9%	+ 1.6%
Inventory of Homes for Sale	126	42	- 66.7%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--

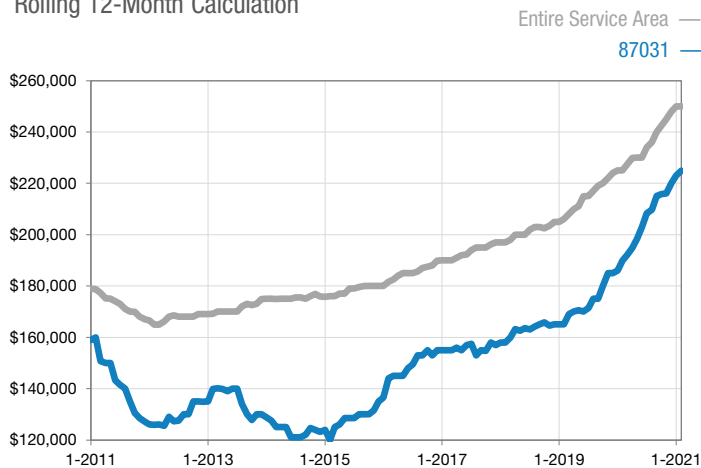
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	1	0.0%	6	5	- 16.7%
Pending Sales	3	3	0.0%	5	5	0.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	17	--	--	26	6	- 76.9%
Median Sales Price*	\$129,950	--	--	\$139,900	\$139,250	- 0.5%
Average Sales Price*	\$129,950	--	--	\$146,060	\$139,250	- 4.7%
Percent of List Price Received*	96.9%	--	--	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

* 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.

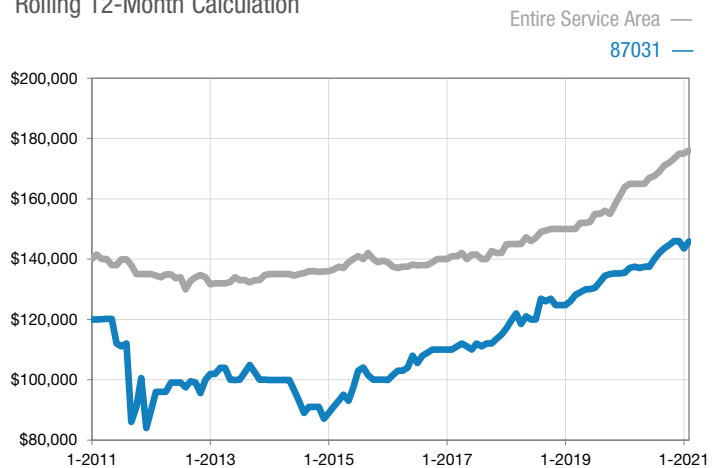
Median Sales Price - Single-Family Detached

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.