

# Local Market Update for February 2021

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



## Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	69	72	+ 4.3%	153	143	- 6.5%
Pending Sales	87	82	- 5.7%	180	162	- 10.0%
Closed Sales	67	76	+ 13.4%	139	142	+ 2.2%
Days on Market Until Sale	37	20	- 45.9%	31	22	- 29.0%
Median Sales Price*	\$189,000	\$229,000	+ 21.2%	\$195,000	\$223,500	+ 14.6%
Average Sales Price*	\$199,672	\$238,152	+ 19.3%	\$203,287	\$230,257	+ 13.3%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.9%	99.3%	+ 0.4%
Inventory of Homes for Sale	76	30	- 60.5%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

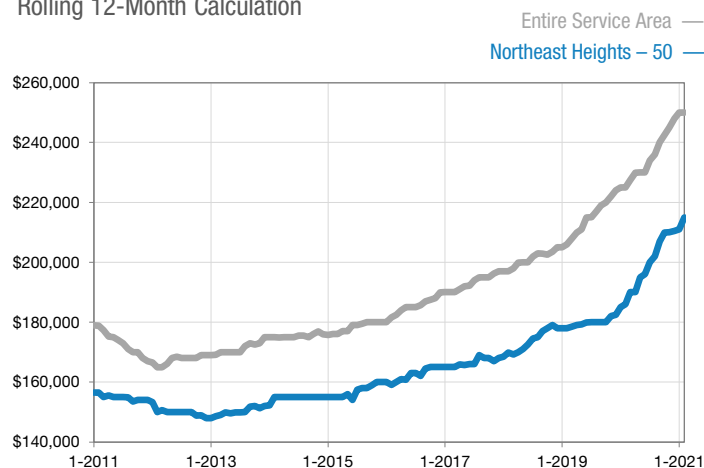
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	15	8	- 46.7%	28	20	- 28.6%
Pending Sales	12	8	- 33.3%	26	22	- 15.4%
Closed Sales	13	13	0.0%	22	26	+ 18.2%
Days on Market Until Sale	21	43	+ 104.8%	30	28	- 6.7%
Median Sales Price*	\$163,000	\$225,000	+ 38.0%	\$156,500	\$191,950	+ 22.7%
Average Sales Price*	\$162,592	\$208,223	+ 28.1%	\$145,491	\$193,169	+ 32.8%
Percent of List Price Received*	98.0%	100.1%	+ 2.1%	97.3%	99.9%	+ 2.7%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

\* 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.

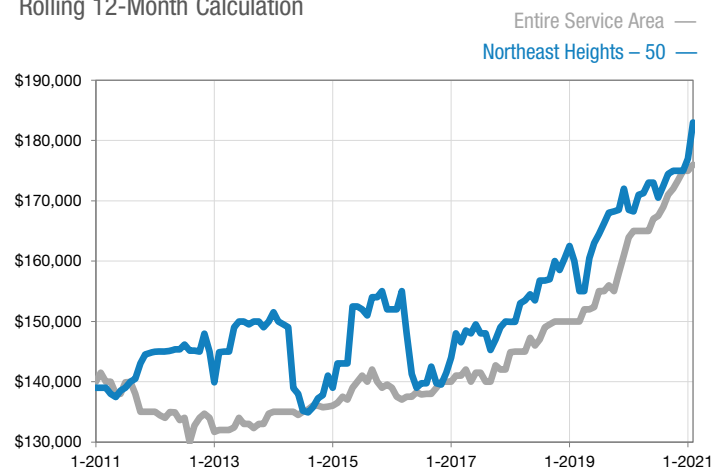
### Median Sales Price - Single-Family Detached

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.