

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	114	98	- 14.0%	213	203	- 4.7%
Pending Sales	110	108	- 1.8%	203	215	+ 5.9%
Closed Sales	83	86	+ 3.6%	149	186	+ 24.8%
Days on Market Until Sale	44	13	- 70.5%	41	16	- 61.0%
Median Sales Price*	\$258,000	\$270,000	+ 4.7%	\$253,000	\$260,000	+ 2.8%
Average Sales Price*	\$279,457	\$280,406	+ 0.3%	\$271,479	\$288,831	+ 6.4%
Percent of List Price Received*	98.7%	100.5%	+ 1.8%	98.6%	100.1%	+ 1.5%
Inventory of Homes for Sale	132	34	- 74.2%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

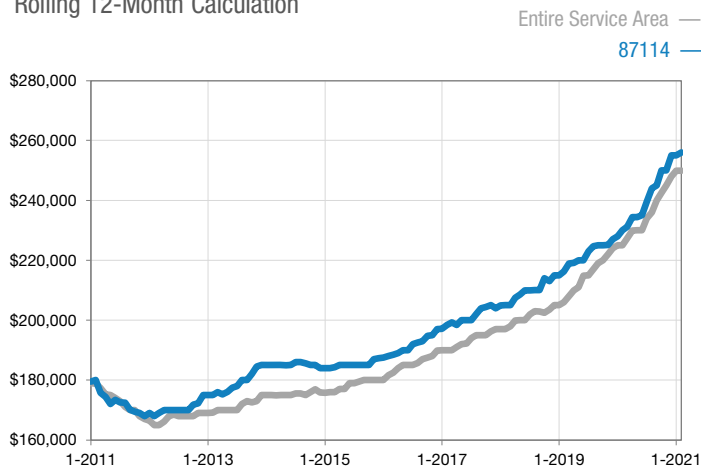
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	3	5	+ 66.7%	8	13	+ 62.5%
Pending Sales	4	7	+ 75.0%	9	15	+ 66.7%
Closed Sales	4	9	+ 125.0%	5	11	+ 120.0%
Days on Market Until Sale	30	16	- 46.7%	25	14	- 44.0%
Median Sales Price*	\$116,450	\$160,000	+ 37.4%	\$128,000	\$155,500	+ 21.5%
Average Sales Price*	\$132,975	\$184,831	+ 39.0%	\$131,980	\$177,125	+ 34.2%
Percent of List Price Received*	96.9%	99.8%	+ 3.0%	97.2%	99.8%	+ 2.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 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.

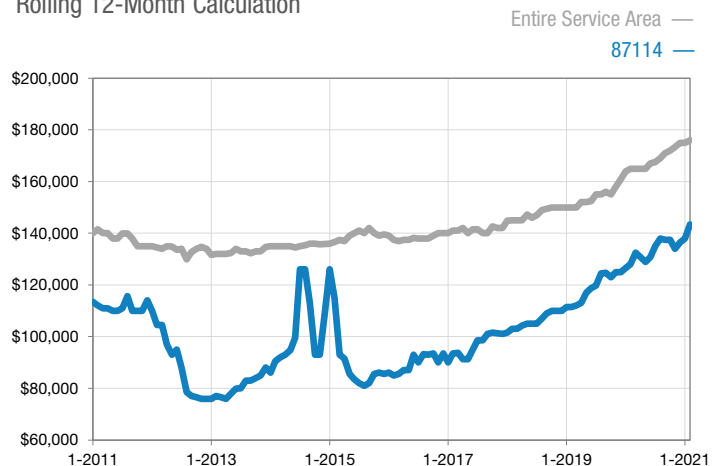
Median Sales Price - Single-Family Detached

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.