

Local Market Update for February 2021

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



87004

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	15	10	- 33.3%	23	21	- 8.7%
Pending Sales	8	12	+ 50.0%	15	21	+ 40.0%
Closed Sales	6	9	+ 50.0%	15	13	- 13.3%
Days on Market Until Sale	85	39	- 54.1%	51	48	- 5.9%
Median Sales Price*	\$207,500	\$293,800	+ 41.6%	\$217,000	\$340,000	+ 56.7%
Average Sales Price*	\$225,992	\$314,581	+ 39.2%	\$249,263	\$346,395	+ 39.0%
Percent of List Price Received*	94.6%	104.4%	+ 10.4%	96.5%	102.7%	+ 6.4%
Inventory of Homes for Sale	35	10	- 71.4%	--	--	--
Months Supply of Inventory	3.6	1.1	- 69.4%	--	--	--

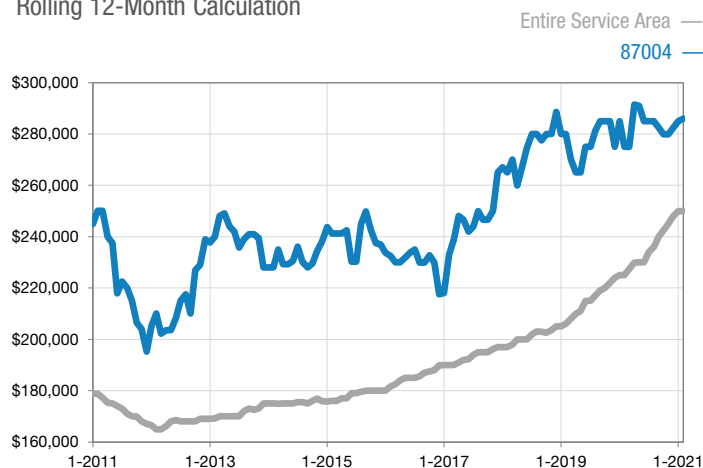
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	14	--	--	14	--	--
Median Sales Price*	\$78,500	--	--	\$78,500	--	--
Average Sales Price*	\$78,500	--	--	\$78,500	--	--
Percent of List Price Received*	112.3%	--	--	112.3%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

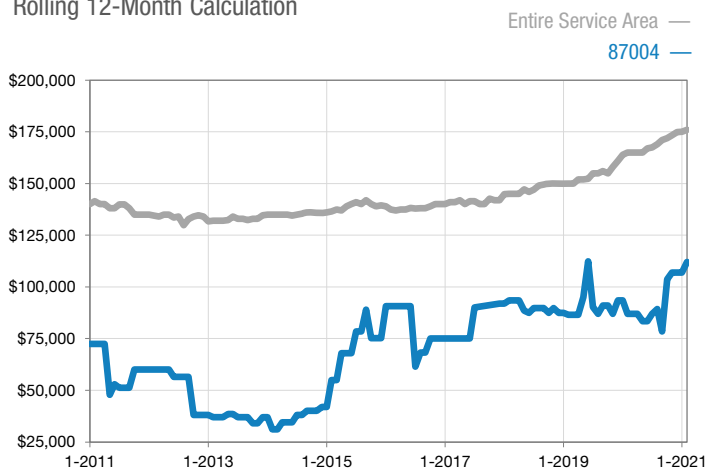
Median Sales Price - Single-Family Detached

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.