

# Local Market Update for February 2021

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	36	30	- 16.7%	69	63	- 8.7%
Pending Sales	30	36	+ 20.0%	66	71	+ 7.6%
Closed Sales	28	36	+ 28.6%	56	59	+ 5.4%
Days on Market Until Sale	51	23	- 54.9%	50	21	- 58.0%
Median Sales Price*	\$207,250	<b>\$242,501</b>	+ 17.0%	\$187,000	<b>\$240,000</b>	+ 28.3%
Average Sales Price*	\$207,368	<b>\$250,283</b>	+ 20.7%	\$201,045	<b>\$241,715</b>	+ 20.2%
Percent of List Price Received*	99.7%	<b>99.0%</b>	- 0.7%	99.8%	<b>99.2%</b>	- 0.6%
Inventory of Homes for Sale	40	10	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

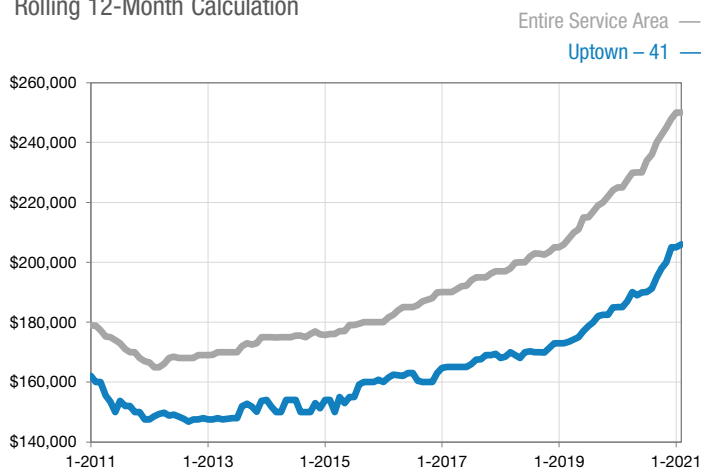
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	3	3	0.0%	10	6	- 40.0%
Pending Sales	4	2	- 50.0%	8	5	- 37.5%
Closed Sales	5	5	0.0%	11	10	- 9.1%
Days on Market Until Sale	30	5	- 83.3%	40	11	- 72.5%
Median Sales Price*	\$97,000	<b>\$82,000</b>	- 15.5%	\$92,000	<b>\$89,750</b>	- 2.4%
Average Sales Price*	\$105,215	<b>\$89,420</b>	- 15.0%	\$105,098	<b>\$107,785</b>	+ 2.6%
Percent of List Price Received*	96.0%	<b>99.4%</b>	+ 3.5%	94.7%	<b>100.5%</b>	+ 6.1%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.6	0.4	- 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.

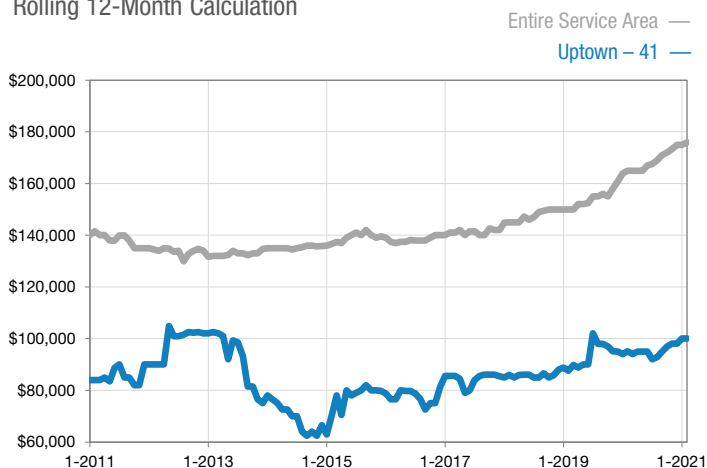
### Median Sales Price - Single-Family Detached

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.