

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	34	45	+ 32.4%	65	82	+ 26.2%
Pending Sales	32	44	+ 37.5%	58	84	+ 44.8%
Closed Sales	20	30	+ 50.0%	39	65	+ 66.7%
Days on Market Until Sale	45	21	- 53.3%	42	22	- 47.6%
Median Sales Price*	\$161,250	\$217,500	+ 34.9%	\$146,900	\$185,000	+ 25.9%
Average Sales Price*	\$173,410	\$269,027	+ 55.1%	\$171,038	\$227,000	+ 32.7%
Percent of List Price Received*	95.9%	100.7%	+ 5.0%	96.1%	99.4%	+ 3.4%
Inventory of Homes for Sale	68	30	- 55.9%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

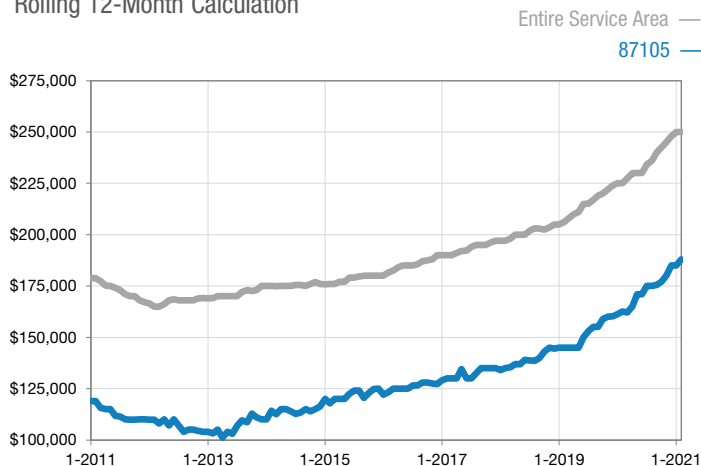
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	4	6	+ 50.0%	6	6	0.0%
Pending Sales	3	3	0.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	65	5	- 92.3%	65	3	- 95.4%
Median Sales Price*	\$115,000	\$270,000	+ 134.8%	\$115,000	\$275,334	+ 139.4%
Average Sales Price*	\$115,000	\$270,000	+ 134.8%	\$115,000	\$275,334	+ 139.4%
Percent of List Price Received*	95.9%	100.0%	+ 4.3%	95.9%	98.6%	+ 2.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

* 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.

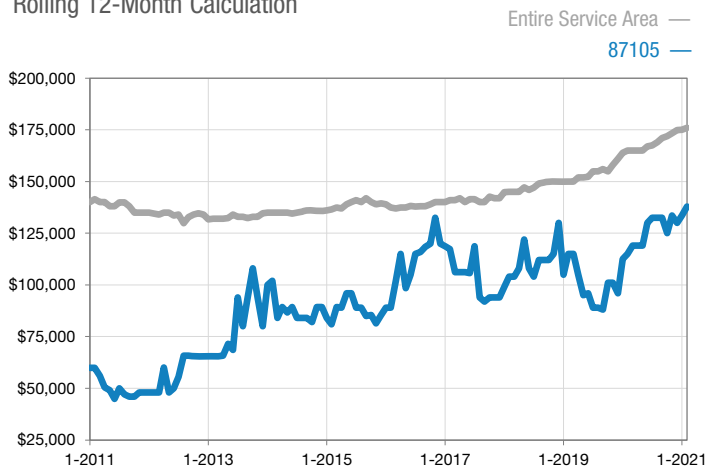
Median Sales Price - Single-Family Detached

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.