Local Market Update for January 2022

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

gaar

Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached

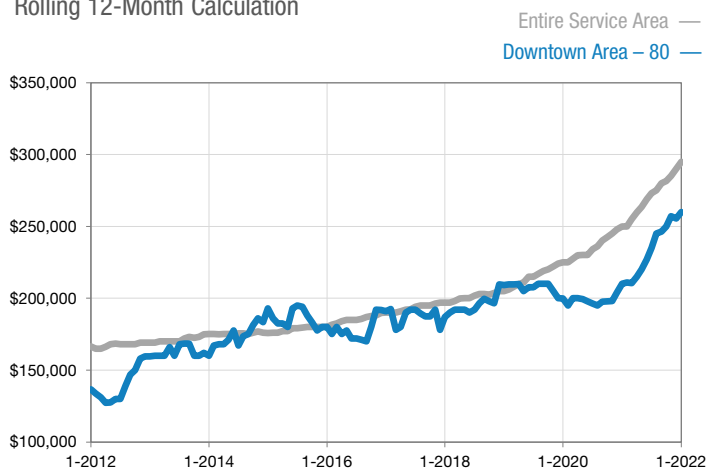| Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	19	19	0.0%	19	19	0.0%
Pending Sales	24	24	0.0%	24	24	0.0%
Closed Sales	18	7	- 61.1%	18	7	- 61.1%
Days on Market Until Sale	28	44	+ 57.1%	28	44	+ 57.1%
Median Sales Price*	$225,873	$450,000	+ 99.2%	$225,873	$450,000	+ 99.2%
Average Sales Price*	$250,022	$443,286	+ 77.3%	$250,022	$443,286	+ 77.3%
Percent of List Price Received*	99.0%	94.4%	- 4.6%	99.0%	94.4%	- 4.6%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	10	5	- 50.0%	10	5	- 50.0%
Pending Sales	9	8	- 11.1%	9	8	- 11.1%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	26	27	+ 3.8%	26	27	+ 3.8%
Median Sales Price*	$248,250	$258,750	+ 4.2%	$248,250	$258,750	+ 4.2%
Average Sales Price*	$237,083	$256,931	+ 8.4%	$237,083	$256,931	+ 8.4%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	22	4	- 81.8%	--	--	--
Months Supply of Inventory	2.7	0.4	- 85.2%	--	--	--

* 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.
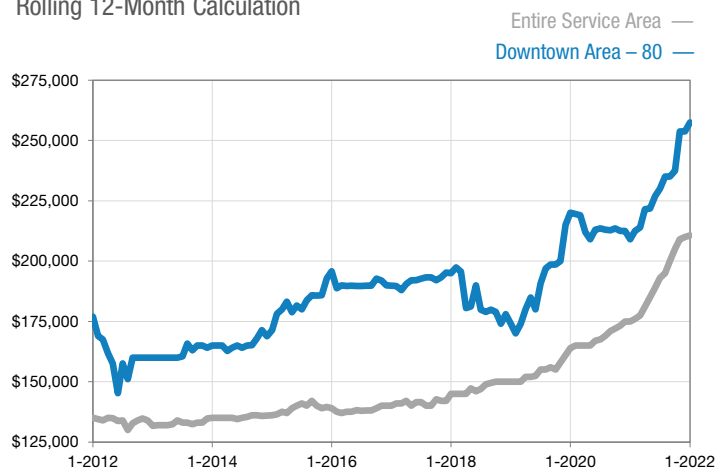
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Downtown Area – 80 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Downtown Area – 80 —

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.