

Local Market Update for January 2022

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	24	12	- 50.0%	24	12	- 50.0%
Pending Sales	18	12	- 33.3%	18	12	- 33.3%
Closed Sales	13	17	+ 30.8%	13	17	+ 30.8%
Days on Market Until Sale	20	14	- 30.0%	20	14	- 30.0%
Median Sales Price*	\$295,000	\$299,000	+ 1.4%	\$295,000	\$299,000	+ 1.4%
Average Sales Price*	\$321,530	\$324,046	+ 0.8%	\$321,530	\$324,046	+ 0.8%
Percent of List Price Received*	97.8%	100.1%	+ 2.4%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	23	2	- 91.3%	--	--	--
Months Supply of Inventory	1.1	0.1	- 90.9%	--	--	--

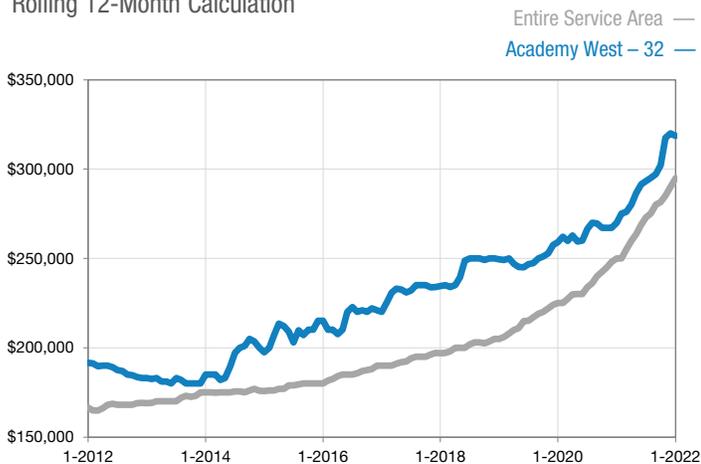
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	7	11	+ 57.1%
Pending Sales	7	15	+ 114.3%	7	15	+ 114.3%
Closed Sales	11	14	+ 27.3%	11	14	+ 27.3%
Days on Market Until Sale	17	24	+ 41.2%	17	24	+ 41.2%
Median Sales Price*	\$125,000	\$102,500	- 18.0%	\$125,000	\$102,500	- 18.0%
Average Sales Price*	\$140,991	\$124,400	- 11.8%	\$140,991	\$124,400	- 11.8%
Percent of List Price Received*	96.9%	98.7%	+ 1.9%	96.9%	98.7%	+ 1.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.4	0.1	- 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.

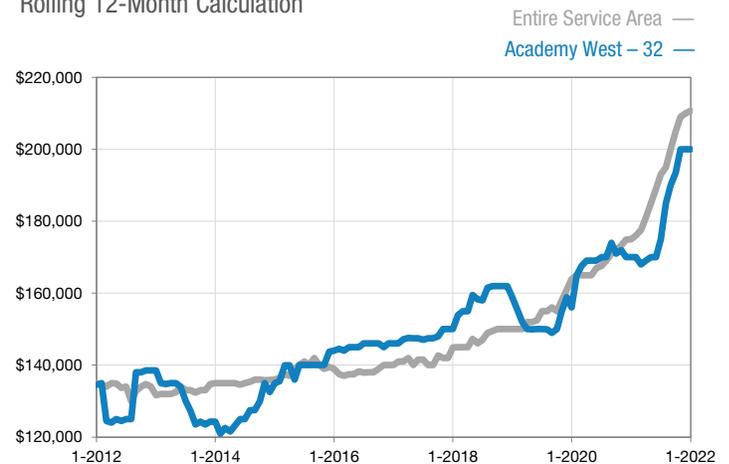
Median Sales Price - Single-Family Detached

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.