Local Market Update for January 2022

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

gaar

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Single-Family Detached

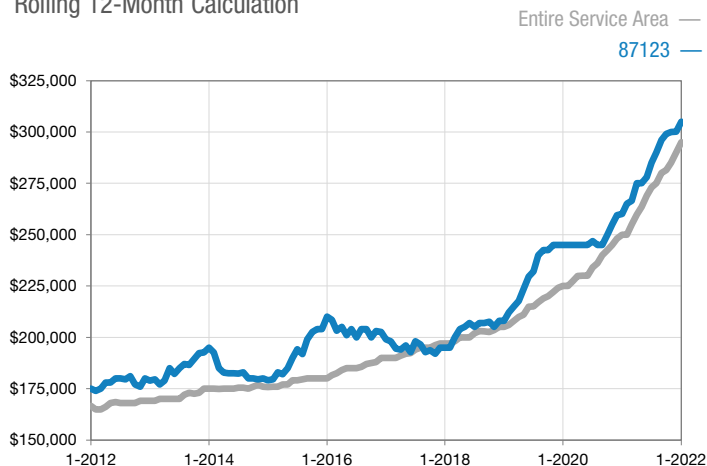| Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	57	38	- 33.3%	57	38	- 33.3%
Pending Sales	52	39	- 25.0%	52	39	- 25.0%
Closed Sales	46	29	- 37.0%	46	29	- 37.0%
Days on Market Until Sale	26	13	- 50.0%	26	13	- 50.0%
Median Sales Price*	$230,000	$320,000	+ 39.1%	$230,000	$320,000	+ 39.1%
Average Sales Price*	$272,105	$346,975	+ 27.5%	$272,105	$346,975	+ 27.5%
Percent of List Price Received*	99.0%	101.2%	+ 2.2%	99.0%	101.2%	+ 2.2%
Inventory of Homes for Sale	52	15	- 71.2%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	10	6	- 40.0%	10	6	- 40.0%
Pending Sales	15	10	- 33.3%	15	10	- 33.3%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Days on Market Until Sale	13	15	+ 15.4%	13	15	+ 15.4%
Median Sales Price*	$188,000	$287,900	+ 53.1%	$188,000	$287,900	+ 53.1%
Average Sales Price*	$192,571	$271,763	+ 41.1%	$192,571	$271,763	+ 41.1%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	98.8%	100.0%	+ 1.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

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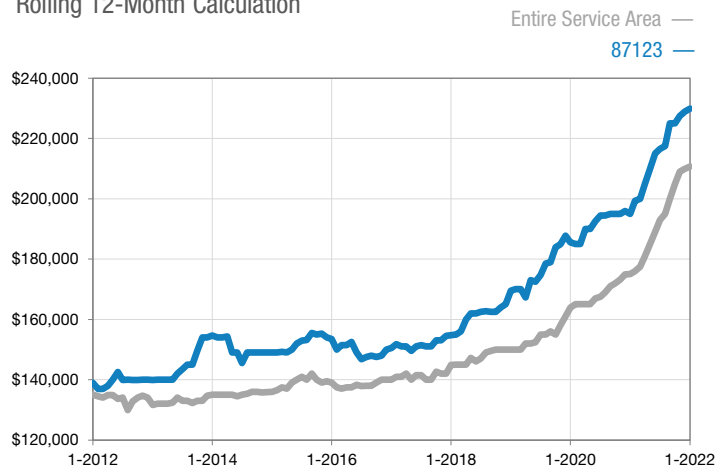
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87123 —

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

Entire Service Area —
87123 —

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.