

# Local Market Update for January 2022

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	January			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	21	19	- 9.5%	21	19	- 9.5%
Pending Sales	27	18	- 33.3%	27	18	- 33.3%
Closed Sales	23	18	- 21.7%	23	18	- 21.7%
Days on Market Until Sale	42	31	- 26.2%	42	31	- 26.2%
Median Sales Price*	\$247,500	<b>\$289,250</b>	+ 16.9%	\$247,500	<b>\$289,250</b>	+ 16.9%
Average Sales Price*	\$264,774	<b>\$312,022</b>	+ 17.8%	\$264,774	<b>\$312,022</b>	+ 17.8%
Percent of List Price Received*	99.6%	<b>99.0%</b>	- 0.6%	99.6%	<b>99.0%</b>	- 0.6%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

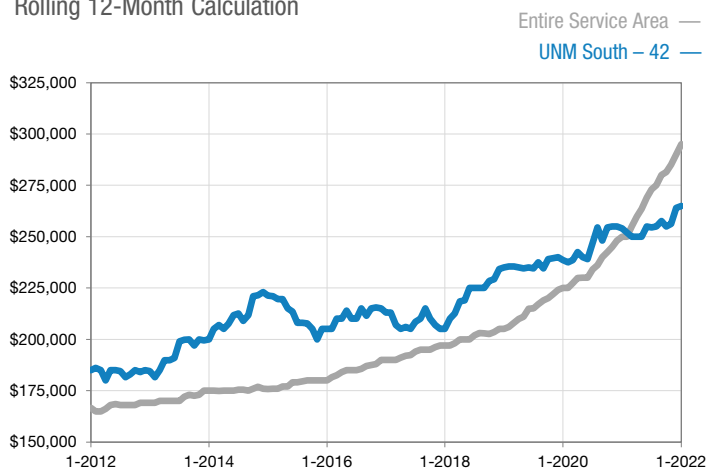
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	14	4	- 71.4%	14	4	- 71.4%
Median Sales Price*	\$67,000	<b>\$297,500</b>	+ 344.0%	\$67,000	<b>\$297,500</b>	+ 344.0%
Average Sales Price*	\$67,000	<b>\$297,500</b>	+ 344.0%	\$67,000	<b>\$297,500</b>	+ 344.0%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.0%	<b>98.6%</b>	- 1.4%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.7	0.3	- 88.9%	--	--	--

\* 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.

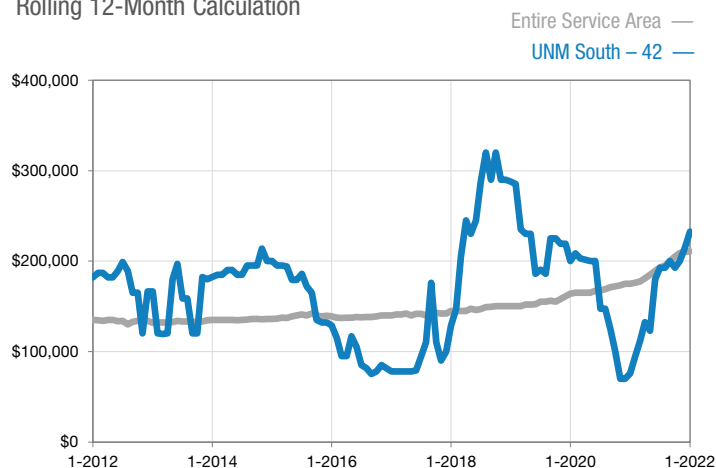
### Median Sales Price - Single-Family Detached

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.