

Local Market Update for January 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	30	44	+ 46.7%	30	44	+ 46.7%
Pending Sales	17	28	+ 64.7%	17	28	+ 64.7%
Closed Sales	18	20	+ 11.1%	18	20	+ 11.1%
Days on Market Until Sale	38	33	- 13.2%	38	33	- 13.2%
Median Sales Price*	\$324,500	\$240,500	- 25.9%	\$324,500	\$240,500	- 25.9%
Average Sales Price*	\$334,889	\$292,731	- 12.6%	\$334,889	\$292,731	- 12.6%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

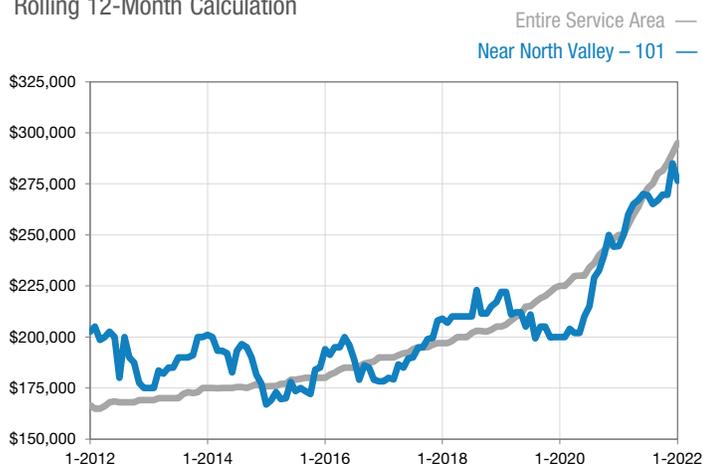
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	2	10	+ 400.0%	2	10	+ 400.0%
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Days on Market Until Sale	20	25	+ 25.0%	20	25	+ 25.0%
Median Sales Price*	\$185,000	\$240,000	+ 29.7%	\$185,000	\$240,000	+ 29.7%
Average Sales Price*	\$185,000	\$247,350	+ 33.7%	\$185,000	\$247,350	+ 33.7%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.4%	99.3%	+ 0.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--

* 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.

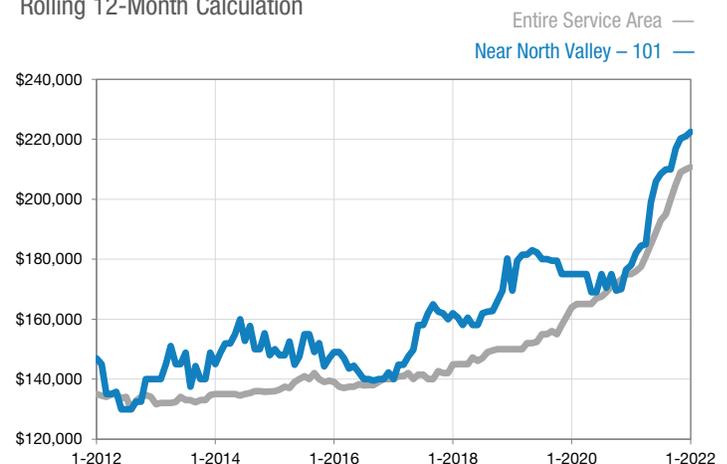
Median Sales Price - Single-Family Detached

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.