Local Market Update for January 2022

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

gaar

South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached

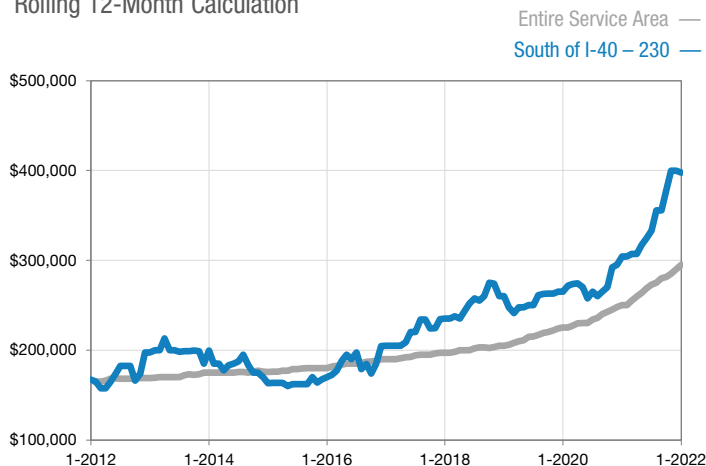| Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	0	7	--	0	7	--
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	22	24	+ 9.1%	22	24	+ 9.1%
Median Sales Price*	$427,400	$355,000	- 16.9%	$427,400	$355,000	- 16.9%
Average Sales Price*	$427,400	$392,500	- 8.2%	$427,400	$392,500	- 8.2%
Percent of List Price Received*	97.4%	94.6%	- 2.9%	97.4%	94.6%	- 2.9%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

* 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	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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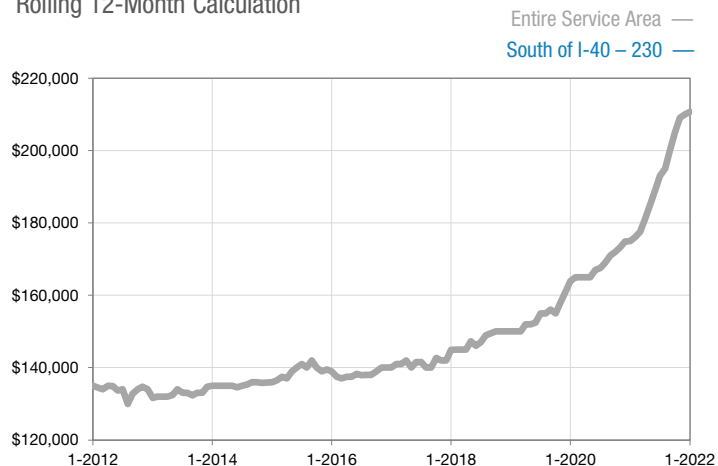
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South of I-40 – 230 —

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

Entire Service Area —
South of I-40 – 230 —

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.