

Local Market Update for January 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	33	31	- 6.1%	33	31	- 6.1%
Pending Sales	35	26	- 25.7%	35	26	- 25.7%
Closed Sales	23	29	+ 26.1%	23	29	+ 26.1%
Days on Market Until Sale	17	23	+ 35.3%	17	23	+ 35.3%
Median Sales Price*	\$215,000	\$249,900	+ 16.2%	\$215,000	\$249,900	+ 16.2%
Average Sales Price*	\$228,305	\$275,510	+ 20.7%	\$228,305	\$275,510	+ 20.7%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

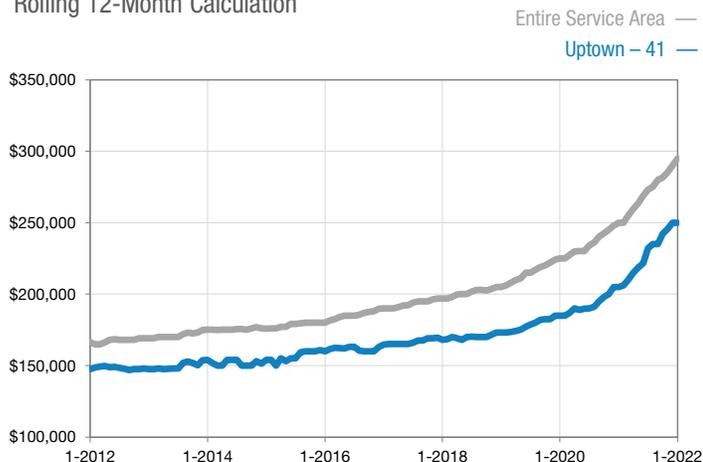
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Pending Sales	3	12	+ 300.0%	3	12	+ 300.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	16	45	+ 181.3%	16	45	+ 181.3%
Median Sales Price*	\$121,250	\$230,000	+ 89.7%	\$121,250	\$230,000	+ 89.7%
Average Sales Price*	\$126,150	\$227,600	+ 80.4%	\$126,150	\$227,600	+ 80.4%
Percent of List Price Received*	101.6%	101.8%	+ 0.2%	101.6%	101.8%	+ 0.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--

* 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.

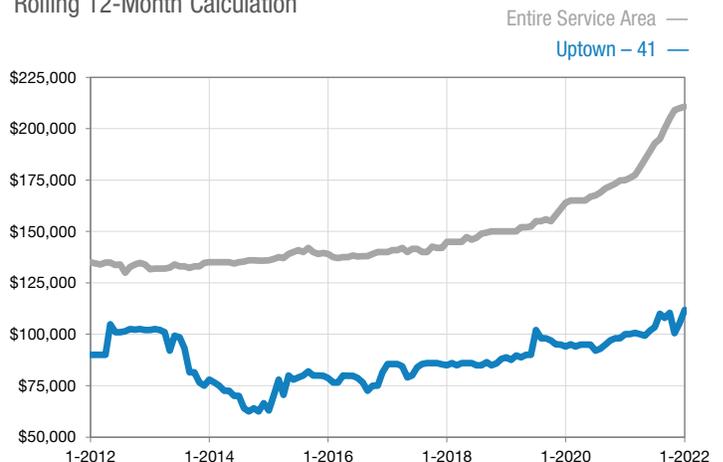
Median Sales Price - Single-Family Detached

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.