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

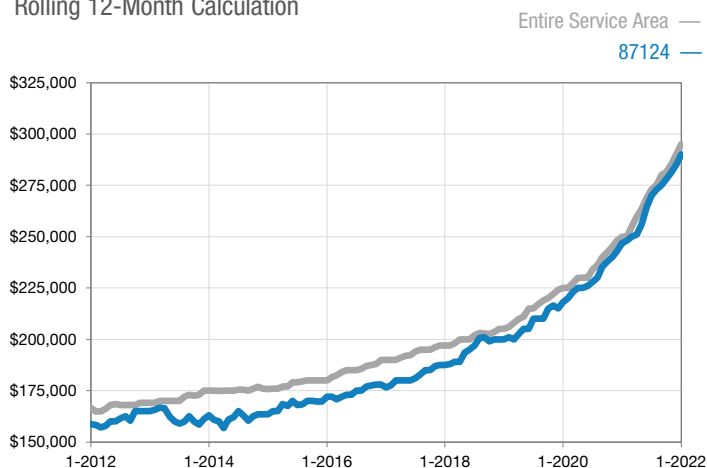| Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	90	55	- 38.9%	90	55	- 38.9%
Pending Sales	92	61	- 33.7%	92	61	- 33.7%
Closed Sales	74	60	- 18.9%	74	60	- 18.9%
Days on Market Until Sale	15	17	+ 13.3%	15	17	+ 13.3%
Median Sales Price*	$258,000	$303,500	+ 17.6%	$258,000	$303,500	+ 17.6%
Average Sales Price*	$275,779	$334,014	+ 21.1%	$275,779	$334,014	+ 21.1%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	63	29	- 54.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	9	6	- 33.3%	9	6	- 33.3%
Pending Sales	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	$190,000	$146,825	- 22.7%	$190,000	$146,825	- 22.7%
Average Sales Price*	$182,750	$146,825	- 19.7%	$182,750	$146,825	- 19.7%
Percent of List Price Received*	100.4%	101.3%	+ 0.9%	100.4%	101.3%	+ 0.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 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.
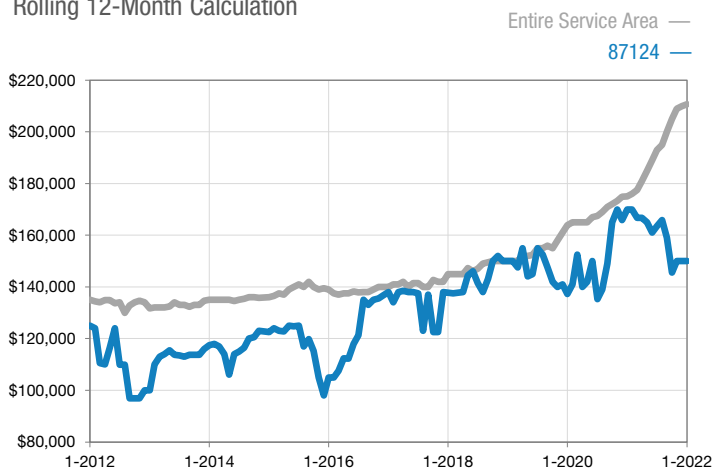
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87124 —

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

Entire Service Area —
87124 —

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.