

# Local Market Update for February 2022

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



## 87120

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	78	78	0.0%	183	170	- 7.1%
Pending Sales	85	86	+ 1.2%	180	163	- 9.4%
Closed Sales	72	59	- 18.1%	146	138	- 5.5%
Days on Market Until Sale	19	12	- 36.8%	23	15	- 34.8%
Median Sales Price*	\$261,500	\$315,000	+ 20.5%	\$255,500	\$325,000	+ 27.2%
Average Sales Price*	\$304,729	\$378,183	+ 24.1%	\$293,758	\$383,313	+ 30.5%
Percent of List Price Received*	99.9%	101.1%	+ 1.2%	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	60	37	- 38.3%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

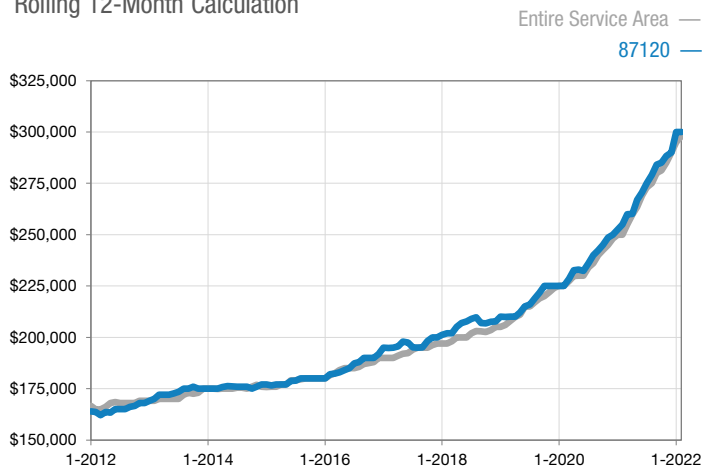
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	15	12	- 20.0%	25	18	- 28.0%
Pending Sales	20	13	- 35.0%	26	18	- 30.8%
Closed Sales	7	3	- 57.1%	17	18	+ 5.9%
Days on Market Until Sale	20	21	+ 5.0%	15	10	- 33.3%
Median Sales Price*	\$190,000	\$220,000	+ 15.8%	\$177,500	\$214,000	+ 20.6%
Average Sales Price*	\$202,414	\$234,000	+ 15.6%	\$176,082	\$226,139	+ 28.4%
Percent of List Price Received*	100.4%	101.8%	+ 1.4%	99.5%	102.8%	+ 3.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.3	0.1	- 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.

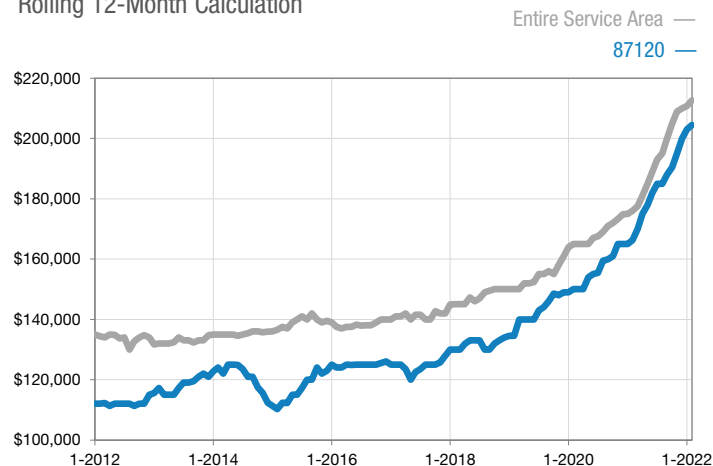
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.