

Local Market Update for February 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	21	15	- 28.6%	47	37	- 21.3%
Pending Sales	14	22	+ 57.1%	32	36	+ 12.5%
Closed Sales	16	14	- 12.5%	36	28	- 22.2%
Days on Market Until Sale	13	15	+ 15.4%	22	16	- 27.3%
Median Sales Price*	\$176,000	\$212,000	+ 20.5%	\$167,500	\$202,500	+ 20.9%
Average Sales Price*	\$192,281	\$235,750	+ 22.6%	\$178,575	\$217,425	+ 21.8%
Percent of List Price Received*	101.9%	100.2%	- 1.7%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

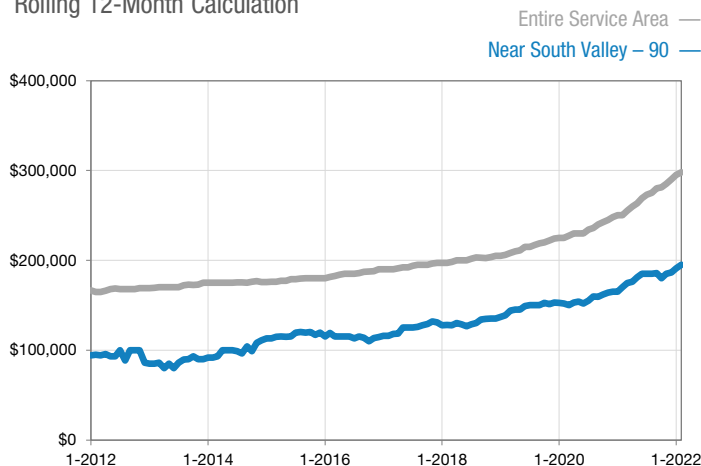
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	4	0	- 100.0%	4	0	- 100.0%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

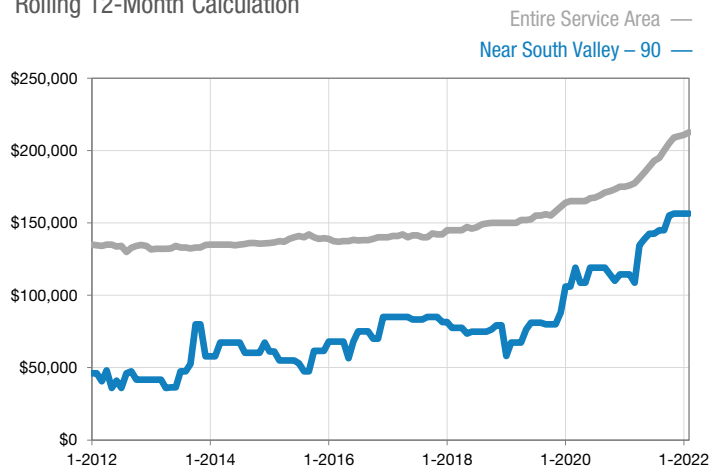
Median Sales Price - Single-Family Detached

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.