

Local Market Update for February 2022

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	17	15	- 11.8%	38	35	- 7.9%
Pending Sales	22	16	- 27.3%	49	31	- 36.7%
Closed Sales	21	10	- 52.4%	44	29	- 34.1%
Days on Market Until Sale	36	17	- 52.8%	39	25	- 35.9%
Median Sales Price*	\$235,000	\$328,500	+ 39.8%	\$242,950	\$300,000	+ 23.5%
Average Sales Price*	\$254,138	\$333,190	+ 31.1%	\$259,698	\$318,493	+ 22.6%
Percent of List Price Received*	98.2%	101.8%	+ 3.7%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

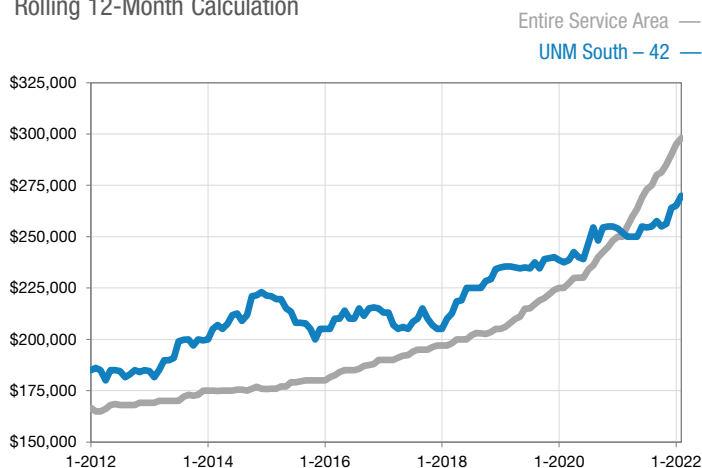
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	5	+ 66.7%	7	8	+ 14.3%
Pending Sales	2	6	+ 200.0%	4	10	+ 150.0%
Closed Sales	5	3	- 40.0%	6	5	- 16.7%
Days on Market Until Sale	35	31	- 11.4%	31	20	- 35.5%
Median Sales Price*	\$215,000	\$80,000	- 62.8%	\$178,500	\$255,000	+ 42.9%
Average Sales Price*	\$246,200	\$136,333	- 44.6%	\$216,333	\$200,800	- 7.2%
Percent of List Price Received*	97.9%	94.0%	- 4.0%	98.2%	95.9%	- 2.3%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	3.1	--	--	--	--	--

* 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.

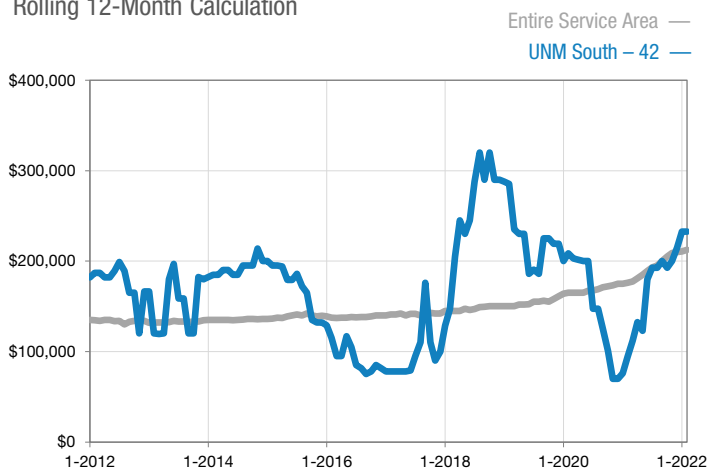
Median Sales Price - Single-Family Detached

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.