

Local Market Update for February 2022

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	59	54	- 8.5%	118	97	- 17.8%
Pending Sales	59	57	- 3.4%	124	95	- 23.4%
Closed Sales	54	36	- 33.3%	105	83	- 21.0%
Days on Market Until Sale	19	16	- 15.8%	22	19	- 13.6%
Median Sales Price*	\$319,950	\$408,000	+ 27.5%	\$345,000	\$400,000	+ 15.9%
Average Sales Price*	\$385,543	\$505,472	+ 31.1%	\$407,399	\$473,587	+ 16.2%
Percent of List Price Received*	99.7%	102.5%	+ 2.8%	99.5%	101.3%	+ 1.8%
Inventory of Homes for Sale	45	16	- 64.4%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

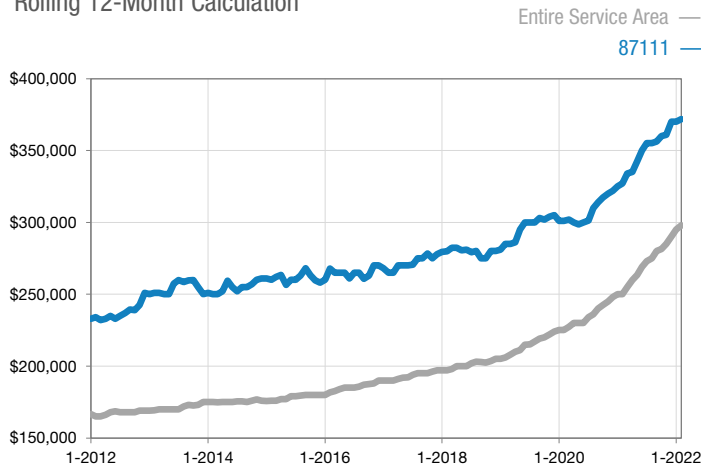
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	12	15	+ 25.0%	26	24	- 7.7%
Pending Sales	12	15	+ 25.0%	24	23	- 4.2%
Closed Sales	7	5	- 28.6%	27	16	- 40.7%
Days on Market Until Sale	30	1	- 96.7%	15	7	- 53.3%
Median Sales Price*	\$250,000	\$319,000	+ 27.6%	\$245,000	\$294,500	+ 20.2%
Average Sales Price*	\$240,714	\$317,800	+ 32.0%	\$229,784	\$283,406	+ 23.3%
Percent of List Price Received*	100.7%	102.2%	+ 1.5%	100.5%	101.3%	+ 0.8%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
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.

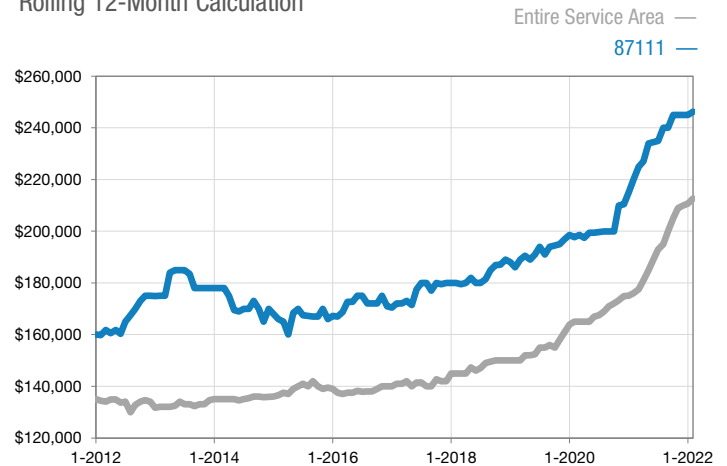
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.