

Local Market Update for February 2022

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	24	23	- 4.2%	63	38	- 39.7%
Pending Sales	22	16	- 27.3%	52	33	- 36.5%
Closed Sales	21	7	- 66.7%	41	24	- 41.5%
Days on Market Until Sale	43	23	- 46.5%	34	13	- 61.8%
Median Sales Price*	\$302,145	\$410,000	+ 35.7%	\$302,145	\$299,000	- 1.0%
Average Sales Price*	\$296,812	\$397,143	+ 33.8%	\$286,761	\$313,870	+ 9.5%
Percent of List Price Received*	99.8%	98.3%	- 1.5%	100.8%	99.5%	- 1.3%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

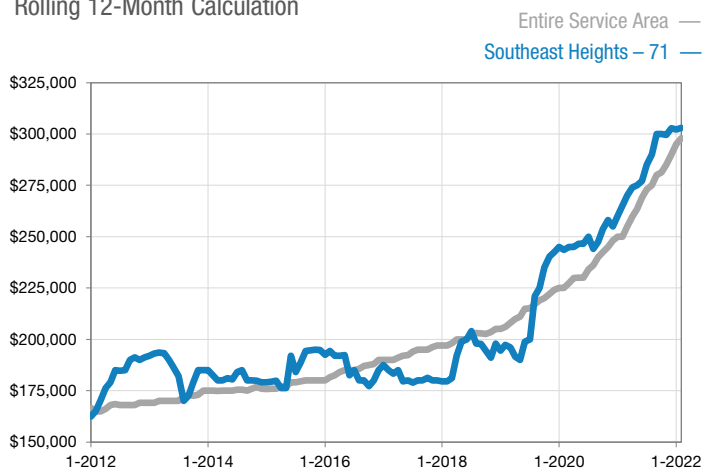
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	25	4	- 84.0%	28	4	- 85.7%
Pending Sales	16	7	- 56.3%	19	11	- 42.1%
Closed Sales	2	4	+ 100.0%	5	11	+ 120.0%
Days on Market Until Sale	52	63	+ 21.2%	24	39	+ 62.5%
Median Sales Price*	\$196,000	\$321,950	+ 64.3%	\$136,000	\$294,900	+ 116.8%
Average Sales Price*	\$196,000	\$319,175	+ 62.8%	\$157,200	\$284,255	+ 80.8%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--

* 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.

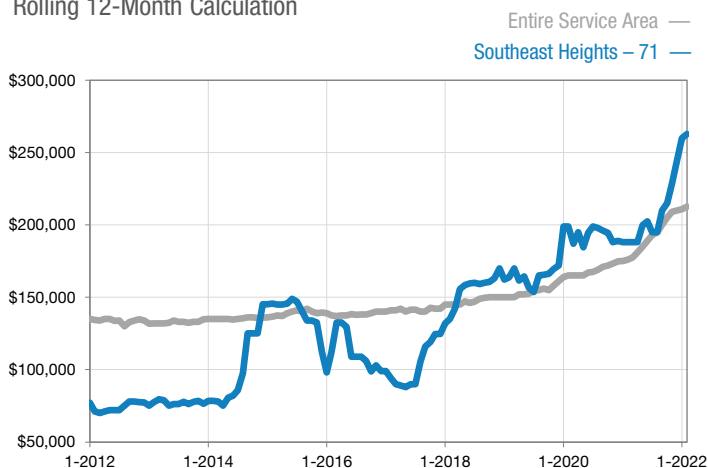
Median Sales Price - Single-Family Detached

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.