

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	20	20	0.0%	57	34	- 40.4%
Pending Sales	28	17	- 39.3%	60	32	- 46.7%
Closed Sales	29	12	- 58.6%	49	39	- 20.4%
Days on Market Until Sale	18	8	- 55.6%	18	10	- 44.4%
Median Sales Price*	\$320,000	\$407,500	+ 27.3%	\$310,000	\$341,000	+ 10.0%
Average Sales Price*	\$319,453	\$386,075	+ 20.9%	\$319,674	\$356,456	+ 11.5%
Percent of List Price Received*	99.3%	101.3%	+ 2.0%	98.7%	100.9%	+ 2.2%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--

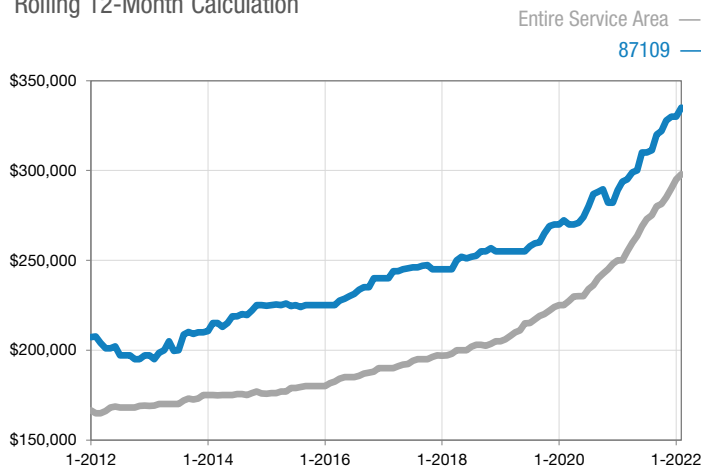
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	18	8	- 55.6%	25	21	- 16.0%
Pending Sales	14	9	- 35.7%	21	26	+ 23.8%
Closed Sales	5	11	+ 120.0%	17	28	+ 64.7%
Days on Market Until Sale	7	16	+ 128.6%	13	26	+ 100.0%
Median Sales Price*	\$195,000	\$180,000	- 7.7%	\$150,000	\$123,000	- 18.0%
Average Sales Price*	\$196,600	\$196,409	- 0.1%	\$169,759	\$166,611	- 1.9%
Percent of List Price Received*	98.9%	99.9%	+ 1.0%	97.6%	99.2%	+ 1.6%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--

* 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.

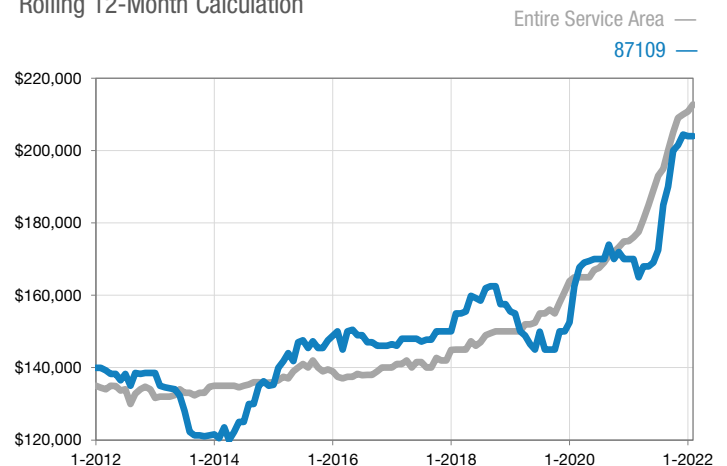
Median Sales Price - Single-Family Detached

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.