

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	45	43	- 4.4%	102	81	- 20.6%
Pending Sales	42	37	- 11.9%	94	71	- 24.5%
Closed Sales	41	32	- 22.0%	87	61	- 29.9%
Days on Market Until Sale	41	12	- 70.7%	33	12	- 63.6%
Median Sales Price*	\$322,470	\$328,500	+ 1.9%	\$281,000	\$320,000	+ 13.9%
Average Sales Price*	\$331,094	\$347,173	+ 4.9%	\$299,904	\$347,079	+ 15.7%
Percent of List Price Received*	99.2%	104.2%	+ 5.0%	99.1%	102.8%	+ 3.7%
Inventory of Homes for Sale	45	26	- 42.2%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

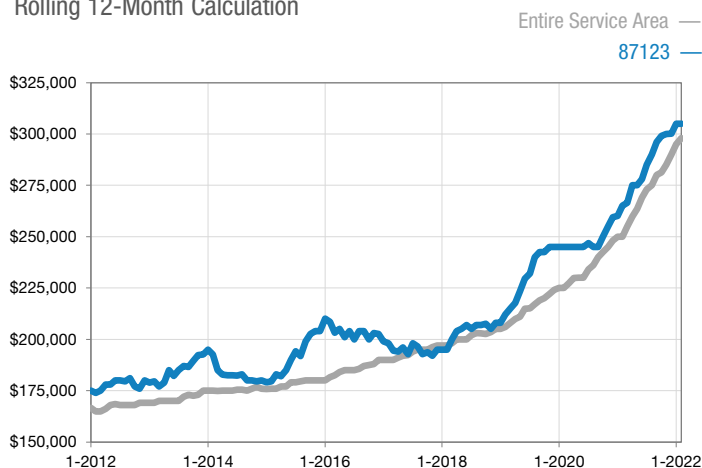
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	29	7	- 75.9%	39	13	- 66.7%
Pending Sales	20	11	- 45.0%	35	21	- 40.0%
Closed Sales	11	8	- 27.3%	18	16	- 11.1%
Days on Market Until Sale	9	34	+ 277.8%	11	25	+ 127.3%
Median Sales Price*	\$225,000	\$306,950	+ 36.4%	\$213,750	\$288,900	+ 35.2%
Average Sales Price*	\$216,091	\$297,407	+ 37.6%	\$206,944	\$284,585	+ 37.5%
Percent of List Price Received*	98.3%	102.4%	+ 4.2%	98.5%	101.2%	+ 2.7%
Inventory of Homes for Sale	13	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

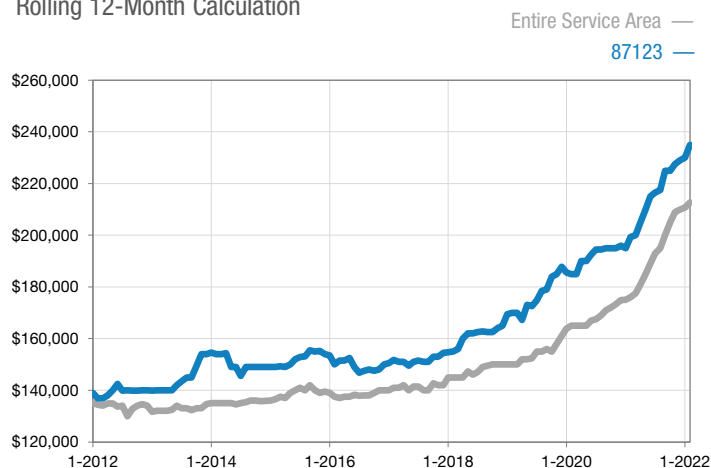
Median Sales Price - Single-Family Detached

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.