

# Local Market Update for February 2022

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



## 87102

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	7	9	+ 28.6%	25	27	+ 8.0%
Pending Sales	7	10	+ 42.9%	30	26	- 13.3%
Closed Sales	20	15	- 25.0%	36	18	- 50.0%
Days on Market Until Sale	14	17	+ 21.4%	25	16	- 36.0%
Median Sales Price*	\$167,500	<b>\$215,000</b>	+ 28.4%	\$184,500	<b>\$205,500</b>	+ 11.4%
Average Sales Price*	\$186,753	<b>\$218,233</b>	+ 16.9%	\$199,031	<b>\$215,639</b>	+ 8.3%
Percent of List Price Received*	99.1%	<b>105.1%</b>	+ 6.1%	99.2%	<b>104.4%</b>	+ 5.2%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

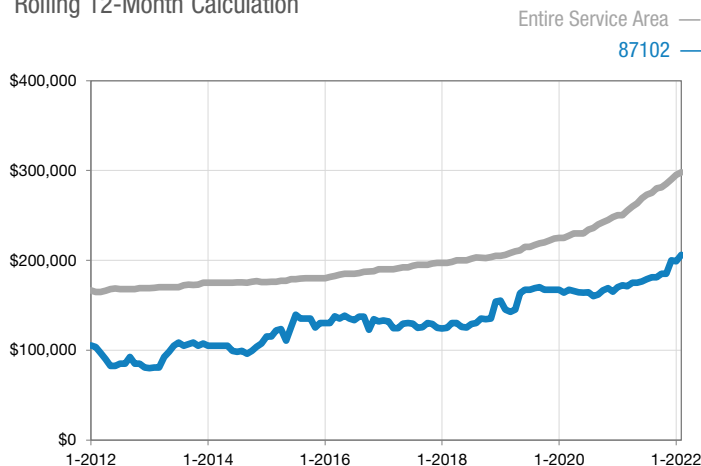
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	6	7	+ 16.7%	11	9	- 18.2%
Pending Sales	2	6	+ 200.0%	9	11	+ 22.2%
Closed Sales	6	4	- 33.3%	12	10	- 16.7%
Days on Market Until Sale	69	18	- 73.9%	47	21	- 55.3%
Median Sales Price*	\$280,000	<b>\$299,000</b>	+ 6.8%	\$280,000	<b>\$258,750</b>	- 7.6%
Average Sales Price*	\$275,500	<b>\$307,500</b>	+ 11.6%	\$256,292	<b>\$277,745</b>	+ 8.4%
Percent of List Price Received*	95.9%	<b>99.9%</b>	+ 4.2%	97.1%	<b>99.7%</b>	+ 2.7%
Inventory of Homes for Sale	22	4	- 81.8%	--	--	--
Months Supply of Inventory	4.3	0.5	- 88.4%	--	--	--

\* 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.

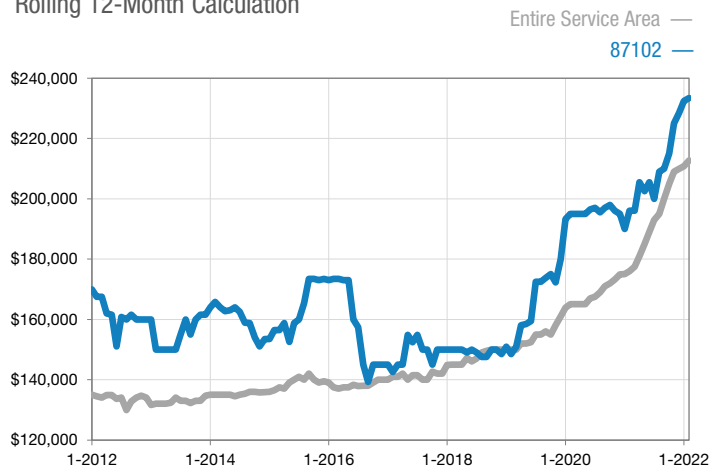
### Median Sales Price - Single-Family Detached

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.