

Local Market Update for February 2022

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



87002

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	34	15	- 55.9%	46	41	- 10.9%
Pending Sales	30	27	- 10.0%	44	56	+ 27.3%
Closed Sales	14	22	+ 57.1%	26	49	+ 88.5%
Days on Market Until Sale	78	18	- 76.9%	55	24	- 56.4%
Median Sales Price*	\$184,500	\$246,450	+ 33.6%	\$154,500	\$225,000	+ 45.6%
Average Sales Price*	\$232,929	\$244,736	+ 5.1%	\$195,577	\$233,431	+ 19.4%
Percent of List Price Received*	97.6%	99.7%	+ 2.2%	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	32	39	+ 21.9%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

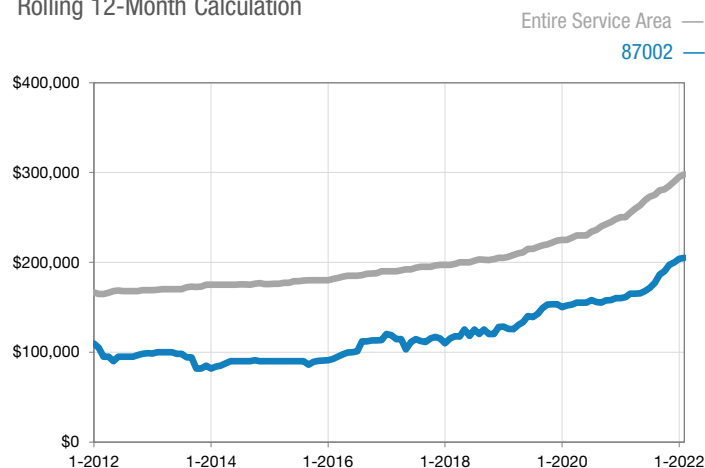
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	0	1	--	0	6	--
Days on Market Until Sale	--	26	--	--	12	--
Median Sales Price*	--	\$167,000	--	--	\$136,350	--
Average Sales Price*	--	\$167,000	--	--	\$131,617	--
Percent of List Price Received*	--	101.5%	--	--	98.3%	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.4	- 82.6%	--	--	--

* 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.

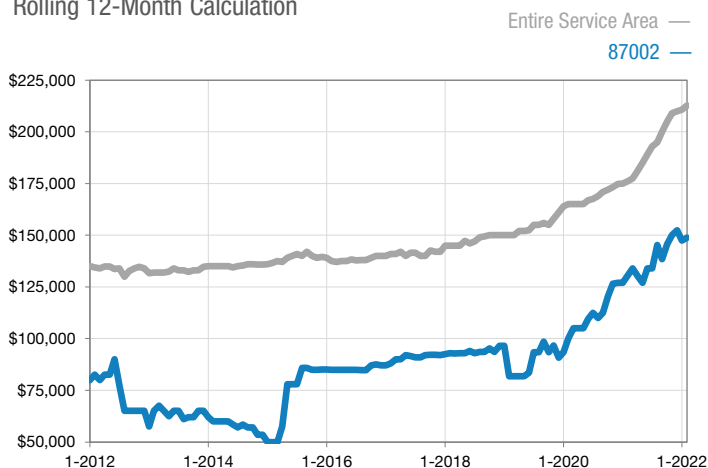
Median Sales Price - Single-Family Detached

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.