

Local Market Update for February 2022

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte 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	21	9	- 57.1%	34	23	- 32.4%
Pending Sales	16	12	- 25.0%	30	28	- 6.7%
Closed Sales	11	8	- 27.3%	33	25	- 24.2%
Days on Market Until Sale	31	10	- 67.7%	31	31	0.0%
Median Sales Price*	\$449,900	\$445,500	- 1.0%	\$415,000	\$480,000	+ 15.7%
Average Sales Price*	\$642,482	\$507,188	- 21.1%	\$508,634	\$520,736	+ 2.4%
Percent of List Price Received*	98.0%	102.2%	+ 4.3%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

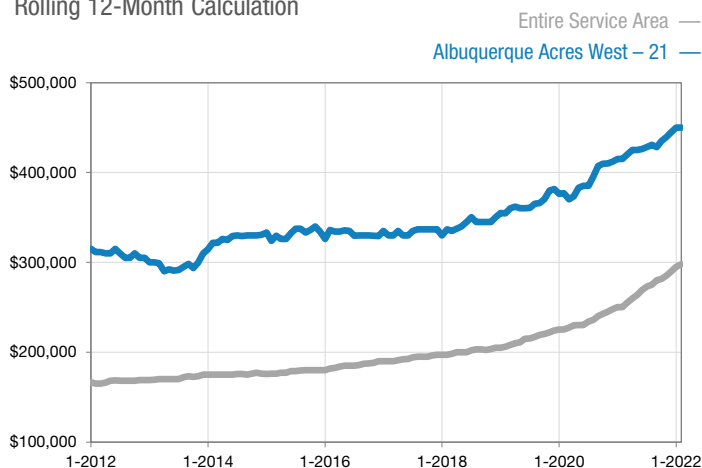
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	2	--	0	2	--
Days on Market Until Sale	--	2	--	--	2	--
Median Sales Price*	--	\$360,000	--	--	\$360,000	--
Average Sales Price*	--	\$360,000	--	--	\$360,000	--
Percent of List Price Received*	--	103.0%	--	--	103.0%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

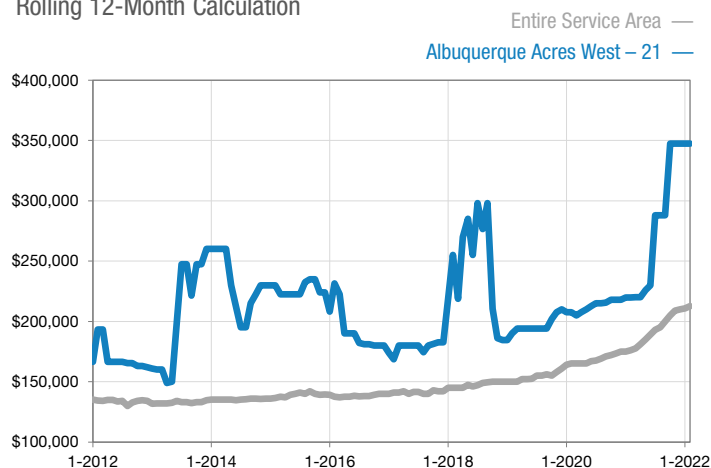
Median Sales Price - Single-Family Detached

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.