

# Local Market Update for February 2022

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	11	11	0.0%	35	23	- 34.3%
Pending Sales	21	9	- 57.1%	39	21	- 46.2%
Closed Sales	20	7	- 65.0%	33	24	- 27.3%
Days on Market Until Sale	18	11	- 38.9%	19	13	- 31.6%
Median Sales Price*	\$315,000	\$410,000	+ 30.2%	\$305,000	\$303,000	- 0.7%
Average Sales Price*	\$301,208	\$386,286	+ 28.2%	\$309,213	\$342,199	+ 10.7%
Percent of List Price Received*	99.6%	100.5%	+ 0.9%	98.9%	100.2%	+ 1.3%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

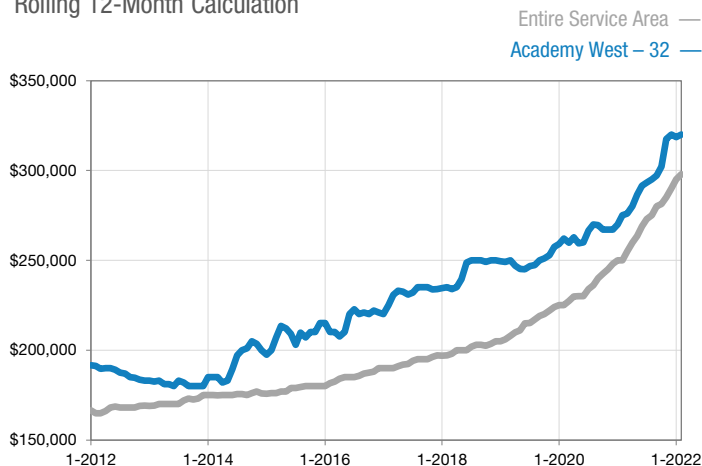
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	18	7	- 61.1%	25	18	- 28.0%
Pending Sales	14	8	- 42.9%	21	22	+ 4.8%
Closed Sales	5	10	+ 100.0%	16	24	+ 50.0%
Days on Market Until Sale	7	19	+ 171.4%	14	22	+ 57.1%
Median Sales Price*	\$195,000	\$152,500	- 21.8%	\$145,500	\$119,500	- 17.9%
Average Sales Price*	\$196,600	\$181,750	- 7.6%	\$158,369	\$148,296	- 6.4%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	97.5%	99.3%	+ 1.8%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	0.7	0.1	- 85.7%	--	--	--

\* 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.

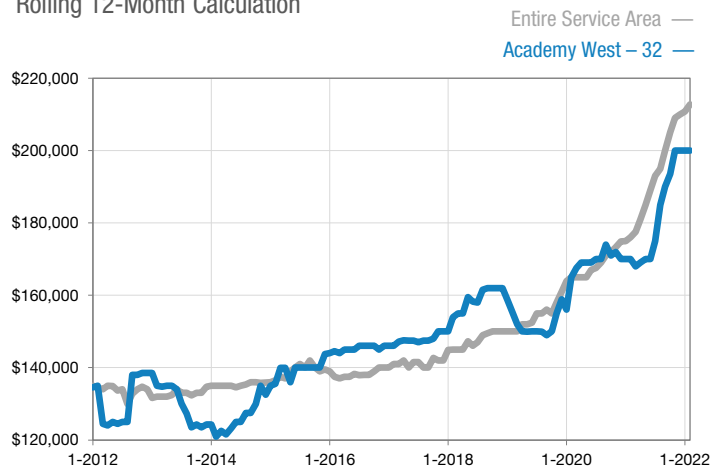
### Median Sales Price - Single-Family Detached

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.