

# Local Market Update for February 2022

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	18	22	+ 22.2%	41	31	- 24.4%
Pending Sales	14	15	+ 7.1%	31	26	- 16.1%
Closed Sales	15	11	- 26.7%	42	23	- 45.2%
Days on Market Until Sale	9	5	- 44.4%	36	7	- 80.6%
Median Sales Price*	\$282,600	<b>\$348,000</b>	+ 23.1%	\$297,200	<b>\$355,000</b>	+ 19.4%
Average Sales Price*	\$304,487	<b>\$420,009</b>	+ 37.9%	\$341,358	<b>\$388,742</b>	+ 13.9%
Percent of List Price Received*	100.1%	<b>102.8%</b>	+ 2.7%	98.9%	<b>102.8%</b>	+ 3.9%
Inventory of Homes for Sale	27	11	- 59.3%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

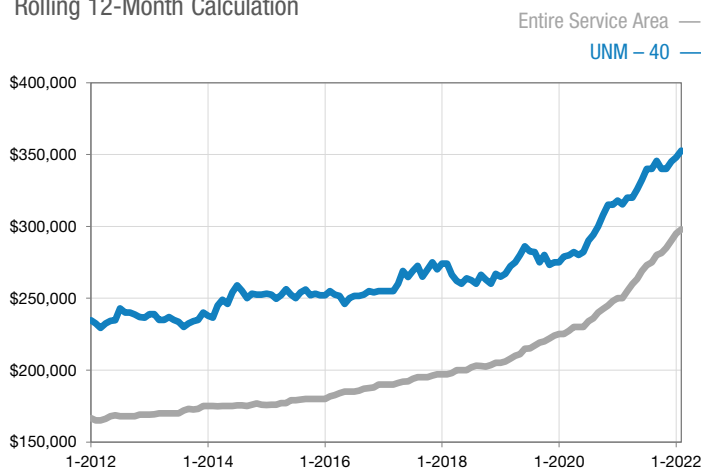
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	2	+ 100.0%	2	3	+ 50.0%
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	9	--
Median Sales Price*	--	--	--	--	<b>\$400,000</b>	--
Average Sales Price*	--	--	--	--	<b>\$400,000</b>	--
Percent of List Price Received*	--	--	--	--	<b>91.4%</b>	--
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

\* 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.

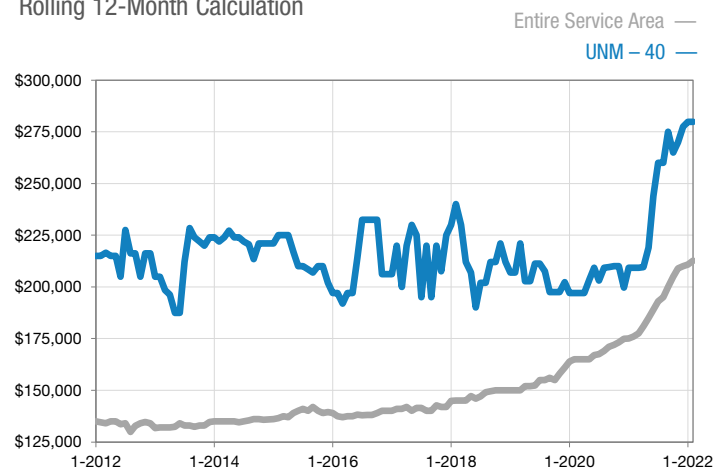
### Median Sales Price - Single-Family Detached

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.