

Local Market Update for February 2022

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	38	20	- 47.4%	57	37	- 35.1%
Pending Sales	24	26	+ 8.3%	48	45	- 6.3%
Closed Sales	28	13	- 53.6%	55	28	- 49.1%
Days on Market Until Sale	50	11	- 78.0%	36	19	- 47.2%
Median Sales Price*	\$692,500	\$742,000	+ 7.1%	\$640,000	\$654,000	+ 2.2%
Average Sales Price*	\$781,191	\$813,769	+ 4.2%	\$694,196	\$708,359	+ 2.0%
Percent of List Price Received*	97.2%	103.1%	+ 6.1%	98.1%	101.4%	+ 3.4%
Inventory of Homes for Sale	34	7	- 79.4%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

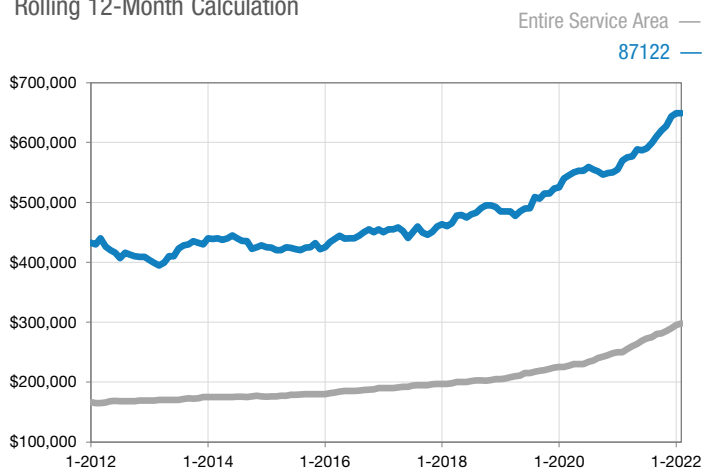
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	3	1	- 66.7%	5	1	- 80.0%
Days on Market Until Sale	2	2	0.0%	15	2	- 86.7%
Median Sales Price*	\$247,000	\$425,000	+ 72.1%	\$247,000	\$425,000	+ 72.1%
Average Sales Price*	\$254,000	\$425,000	+ 67.3%	\$253,780	\$425,000	+ 67.5%
Percent of List Price Received*	101.7%	102.4%	+ 0.7%	100.0%	102.4%	+ 2.4%
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.

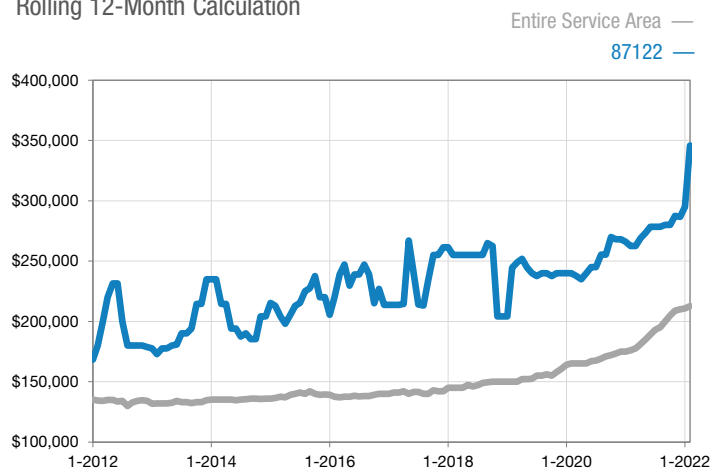
Median Sales Price - Single-Family Detached

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.