

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	16	16	0.0%	37	36	- 2.7%
Pending Sales	17	16	- 5.9%	38	30	- 21.1%
Closed Sales	17	16	- 5.9%	47	33	- 29.8%
Days on Market Until Sale	18	6	- 66.7%	34	9	- 73.5%
Median Sales Price*	\$265,000	\$388,500	+ 46.6%	\$269,000	\$345,000	+ 28.3%
Average Sales Price*	\$260,835	\$405,319	+ 55.4%	\$294,577	\$372,818	+ 26.6%
Percent of List Price Received*	98.8%	103.7%	+ 5.0%	99.1%	101.7%	+ 2.6%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

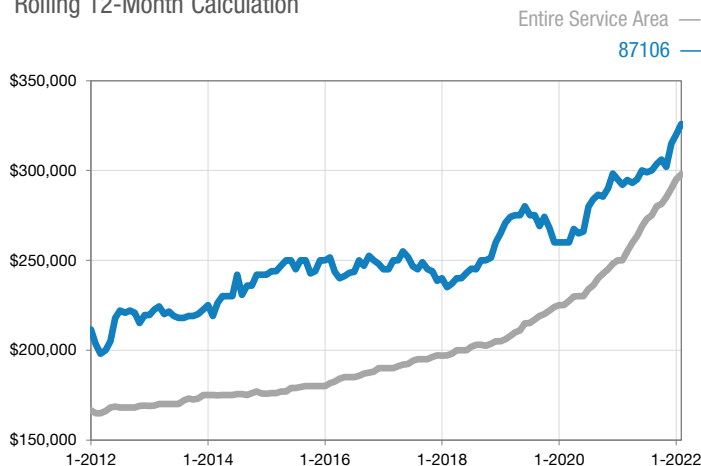
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	6	+ 100.0%	6	9	+ 50.0%
Pending Sales	2	4	+ 100.0%	3	8	+ 166.7%
Closed Sales	2	2	0.0%	3	6	+ 100.0%
Days on Market Until Sale	7	42	+ 500.0%	9	17	+ 88.9%
Median Sales Price*	\$135,000	\$77,000	- 43.0%	\$67,000	\$286,250	+ 327.2%
Average Sales Price*	\$135,000	\$77,000	- 43.0%	\$112,333	\$244,417	+ 117.6%
Percent of List Price Received*	96.9%	91.8%	- 5.3%	97.9%	96.3%	- 1.6%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

* 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.

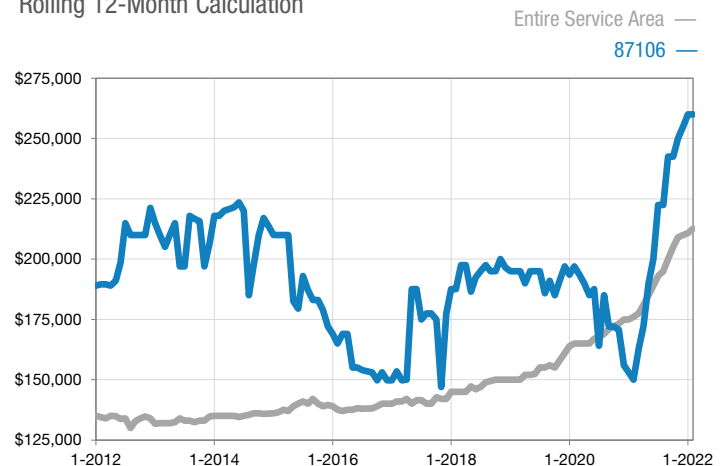
Median Sales Price - Single-Family Detached

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.