

Local Market Update for February 2022

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



87107

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	20	23	+ 15.0%	49	70	+ 42.9%
Pending Sales	25	26	+ 4.0%	40	53	+ 32.5%
Closed Sales	18	23	+ 27.8%	36	41	+ 13.9%
Days on Market Until Sale	26	27	+ 3.8%	29	28	- 3.4%
Median Sales Price*	\$270,000	\$359,900	+ 33.3%	\$294,500	\$285,000	- 3.2%
Average Sales Price*	\$278,939	\$438,256	+ 57.1%	\$313,025	\$388,424	+ 24.1%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

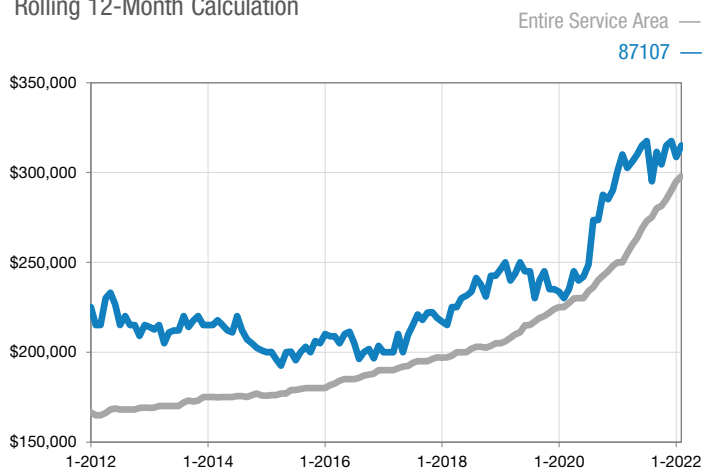
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	8	+ 166.7%	11	12	+ 9.1%
Pending Sales	4	9	+ 125.0%	6	14	+ 133.3%
Closed Sales	3	6	+ 100.0%	5	11	+ 120.0%
Days on Market Until Sale	3	33	+ 1000.0%	6	28	+ 366.7%
Median Sales Price*	\$221,000	\$273,795	+ 23.9%	\$185,000	\$249,000	+ 34.6%
Average Sales Price*	\$234,500	\$275,845	+ 17.6%	\$207,700	\$257,097	+ 23.8%
Percent of List Price Received*	100.5%	103.0%	+ 2.5%	100.7%	101.8%	+ 1.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

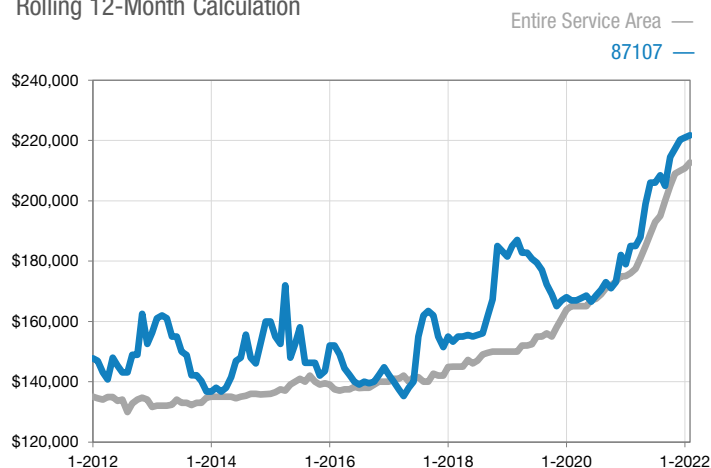
Median Sales Price - Single-Family Detached

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.