

Local Market Update for February 2022

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



87108

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	31	28	- 9.7%	53	47	- 11.3%
Pending Sales	30	25	- 16.7%	54	43	- 20.4%
Closed Sales	23	14	- 39.1%	49	39	- 20.4%
Days on Market Until Sale	34	24	- 29.4%	37	23	- 37.8%
Median Sales Price*	\$229,900	\$239,000	+ 4.0%	\$235,000	\$239,000	+ 1.7%
Average Sales Price*	\$217,496	\$259,741	+ 19.4%	\$246,494	\$266,830	+ 8.3%
Percent of List Price Received*	98.6%	101.5%	+ 2.9%	99.8%	100.9%	+ 1.1%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

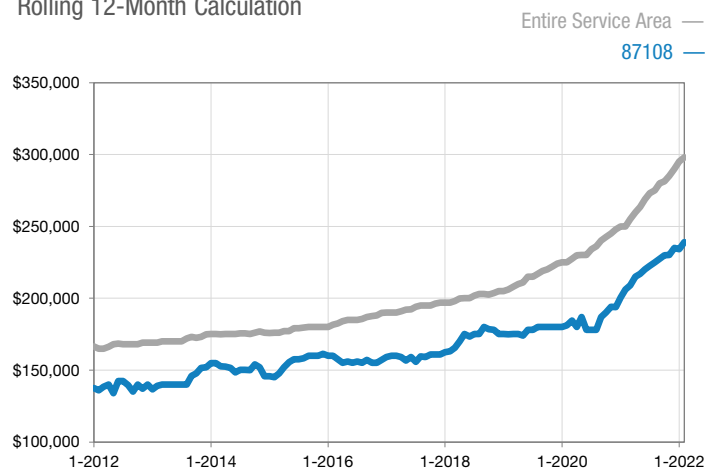
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	4	3	- 25.0%	7	6	- 14.3%
Pending Sales	5	2	- 60.0%	7	4	- 42.9%
Closed Sales	4	2	- 50.0%	5	3	- 40.0%
Days on Market Until Sale	64	12	- 81.3%	53	33	- 37.7%
Median Sales Price*	\$248,000	\$187,000	- 24.6%	\$142,000	\$119,000	- 16.2%
Average Sales Price*	\$265,250	\$187,000	- 29.5%	\$226,200	\$151,667	- 33.0%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	97.8%	99.5%	+ 1.7%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

* 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.

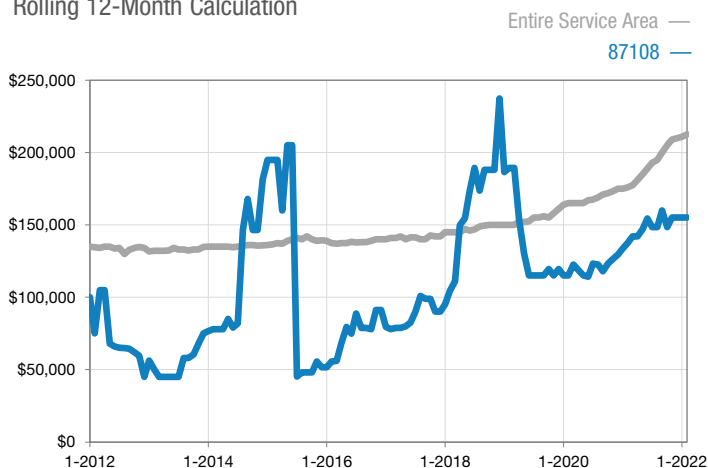
Median Sales Price - Single-Family Detached

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.