

Local Market Update for February 2022

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, 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	72	65	- 9.7%	143	131	- 8.4%
Pending Sales	75	75	0.0%	153	131	- 14.4%
Closed Sales	76	52	- 31.6%	142	106	- 25.4%
Days on Market Until Sale	20	12	- 40.0%	22	12	- 45.5%
Median Sales Price*	\$229,000	\$253,875	+ 10.9%	\$223,500	\$259,950	+ 16.3%
Average Sales Price*	\$238,152	\$270,543	+ 13.6%	\$230,257	\$271,740	+ 18.0%
Percent of List Price Received*	99.7%	102.8%	+ 3.1%	99.3%	101.8%	+ 2.5%
Inventory of Homes for Sale	49	17	- 65.3%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

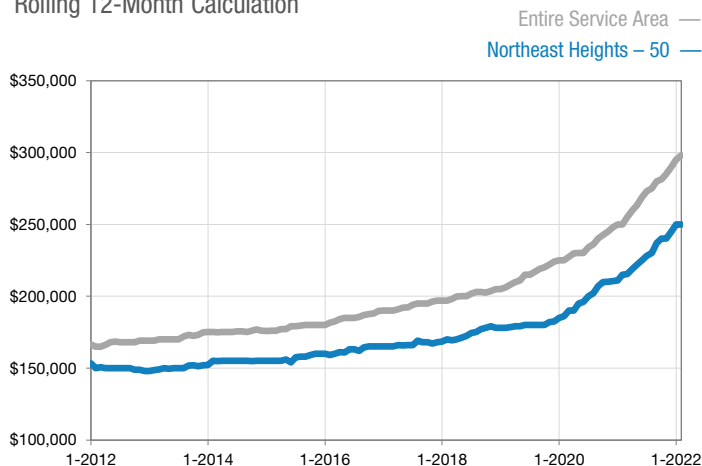
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	8	6	- 25.0%	20	12	- 40.0%
Pending Sales	8	7	- 12.5%	22	13	- 40.9%
Closed Sales	13	4	- 69.2%	26	11	- 57.7%
Days on Market Until Sale	43	4	- 90.7%	28	8	- 71.4%
Median Sales Price*	\$225,000	\$287,000	+ 27.6%	\$191,950	\$222,000	+ 15.7%
Average Sales Price*	\$208,223	\$305,375	+ 46.7%	\$193,169	\$229,364	+ 18.7%
Percent of List Price Received*	100.1%	104.4%	+ 4.3%	99.9%	101.7%	+ 1.8%
Inventory of Homes for Sale	8	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.

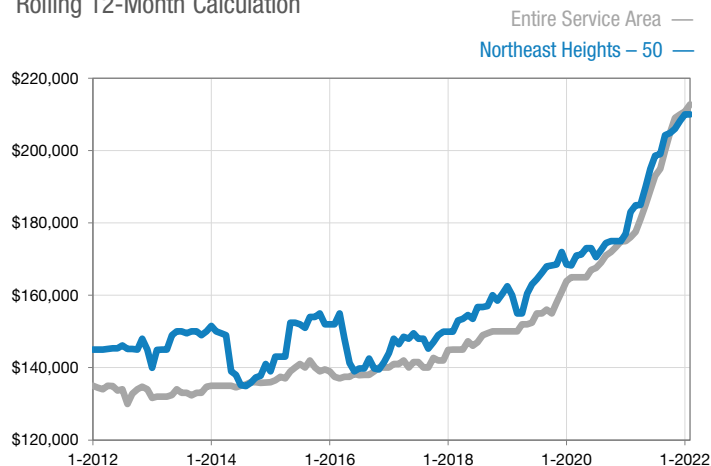
Median Sales Price - Single-Family Detached

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.