

Local Market Update for February 2022

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	7	+ 133.3%	5	11	+ 120.0%
Pending Sales	2	7	+ 250.0%	2	14	+ 600.0%
Closed Sales	3	11	+ 266.7%	5	15	+ 200.0%
Days on Market Until Sale	65	29	- 55.4%	48	28	- 41.7%
Median Sales Price*	\$233,900	\$365,000	+ 56.0%	\$299,800	\$365,000	+ 21.7%
Average Sales Price*	\$261,300	\$395,273	+ 51.3%	\$327,740	\$394,533	+ 20.4%
Percent of List Price Received*	98.9%	98.1%	- 0.8%	98.3%	97.2%	- 1.1%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

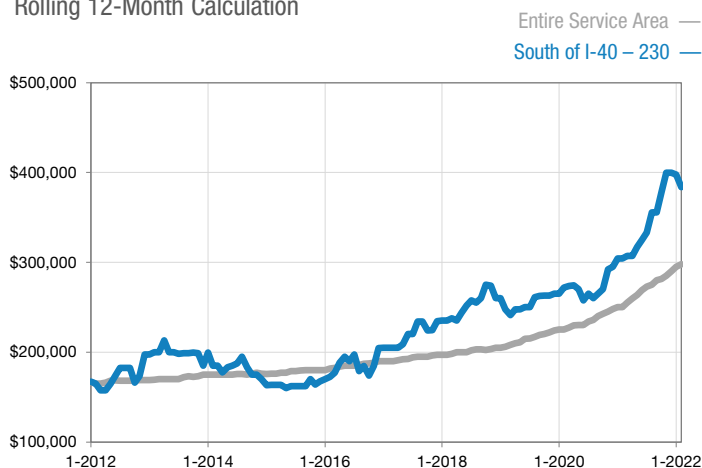
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

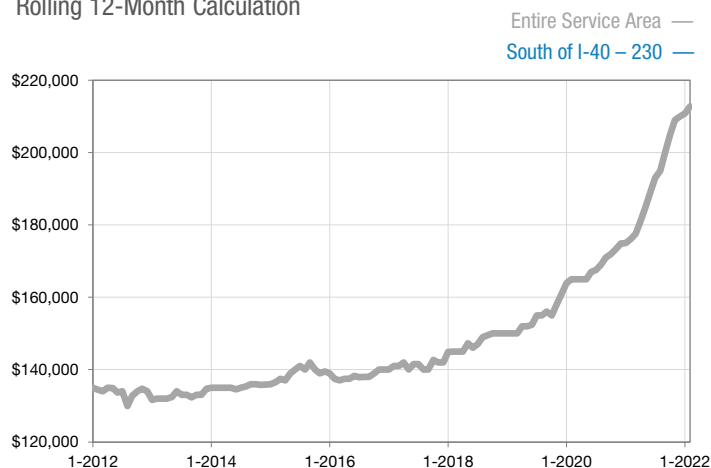
Median Sales Price - Single-Family Detached

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.