

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	139	117	- 15.8%	289	196	- 32.2%
Pending Sales	143	99	- 30.8%	279	188	- 32.6%
Closed Sales	85	80	- 5.9%	191	177	- 7.3%
Days on Market Until Sale	38	14	- 63.2%	31	20	- 35.5%
Median Sales Price*	\$261,000	\$362,500	+ 38.9%	\$261,000	\$350,000	+ 34.1%
Average Sales Price*	\$293,666	\$381,019	+ 29.7%	\$288,988	\$370,738	+ 28.3%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	100	72	- 28.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

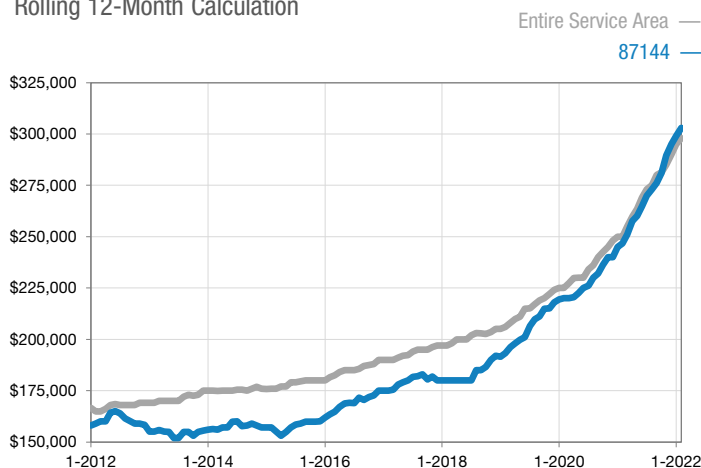
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	1	--	--	11	--	--
Median Sales Price*	\$166,000	--	--	\$208,169	--	--
Average Sales Price*	\$166,000	--	--	\$193,134	--	--
Percent of List Price Received*	94.9%	--	--	100.8%	--	--
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.

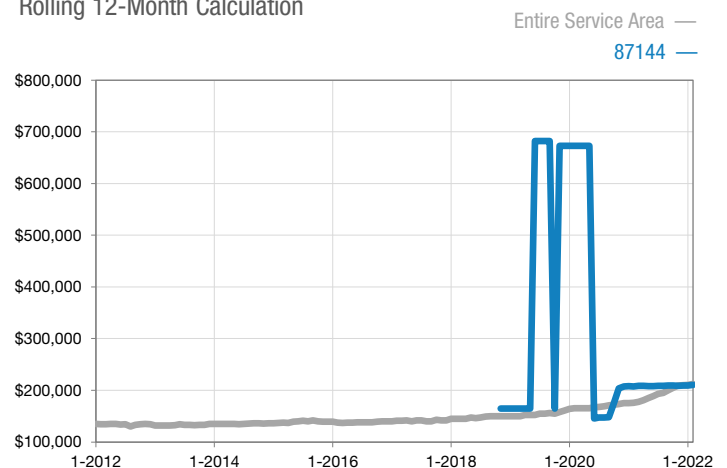
Median Sales Price - Single-Family Detached

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.