

Local Market Update for February 2022

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



87104

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	7	7	0.0%	22	17	- 22.7%
Pending Sales	12	8	- 33.3%	23	19	- 17.4%
Closed Sales	9	9	0.0%	17	22	+ 29.4%
Days on Market Until Sale	44	31	- 29.5%	48	35	- 27.1%
Median Sales Price*	\$367,500	\$393,000	+ 6.9%	\$348,150	\$386,000	+ 10.9%
Average Sales Price*	\$393,313	\$372,388	- 5.3%	\$373,351	\$405,823	+ 8.7%
Percent of List Price Received*	98.0%	103.1%	+ 5.2%	97.6%	98.6%	+ 1.0%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

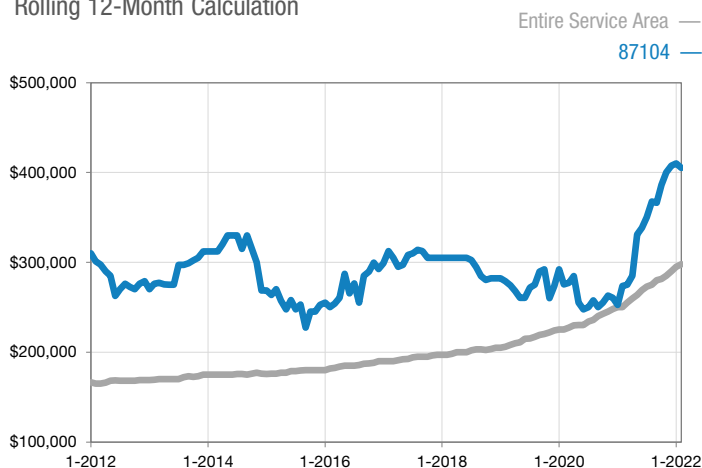
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	0	- 100.0%	7	5	- 28.6%
Pending Sales	2	2	0.0%	5	9	+ 80.0%
Closed Sales	2	6	+ 200.0%	2	9	+ 350.0%
Days on Market Until Sale	3	14	+ 366.7%	3	19	+ 533.3%
Median Sales Price*	\$294,750	\$334,000	+ 13.3%	\$294,750	\$293,000	- 0.6%
Average Sales Price*	\$294,750	\$391,989	+ 33.0%	\$294,750	\$344,298	+ 16.8%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.

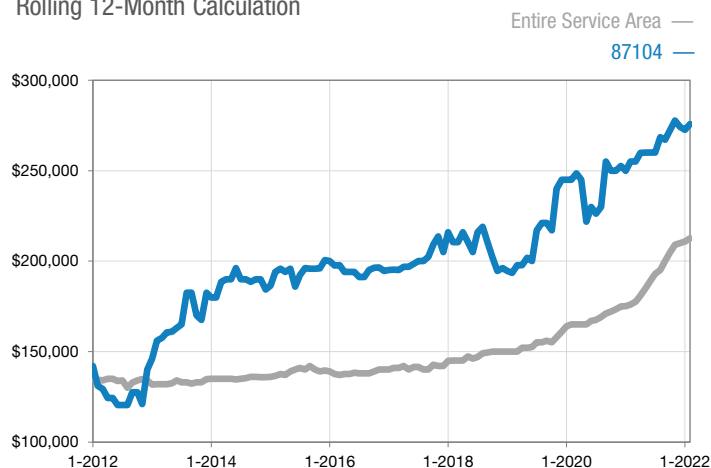
Median Sales Price - Single-Family Detached

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.