

Local Market Update for February 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	32	33	+ 3.1%	65	64	- 1.5%
Pending Sales	33	31	- 6.1%	68	57	- 16.2%
Closed Sales	36	25	- 30.6%	59	56	- 5.1%
Days on Market Until Sale	23	16	- 30.4%	21	19	- 9.5%
Median Sales Price*	\$242,501	\$260,000	+ 7.2%	\$240,000	\$260,000	+ 8.3%
Average Sales Price*	\$250,283	\$271,084	+ 8.3%	\$241,715	\$274,320	+ 13.5%
Percent of List Price Received*	99.0%	102.3%	+ 3.3%	99.2%	100.7%	+ 1.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

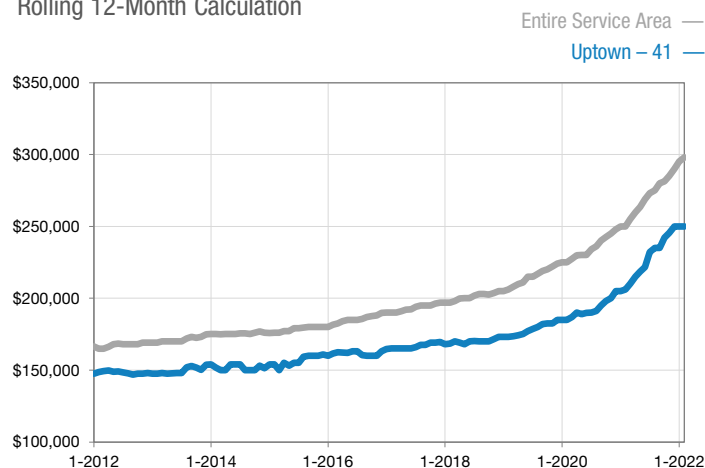
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	4	+ 33.3%	6	12	+ 100.0%
Pending Sales	2	3	+ 50.0%	5	14	+ 180.0%
Closed Sales	5	7	+ 40.0%	10	12	+ 20.0%
Days on Market Until Sale	5	7	+ 40.0%	11	23	+ 109.1%
Median Sales Price*	\$82,000	\$127,070	+ 55.0%	\$89,750	\$155,000	+ 72.7%
Average Sales Price*	\$89,420	\$181,296	+ 102.7%	\$107,785	\$200,589	+ 86.1%
Percent of List Price Received*	99.4%	101.5%	+ 2.1%	100.5%	101.6%	+ 1.1%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

* 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.

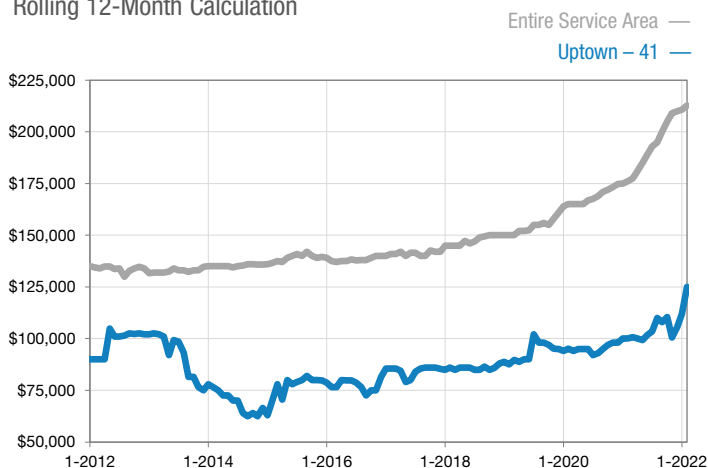
Median Sales Price - Single-Family Detached

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.