

Local Market Update for February 2022

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



87124

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	72	69	- 4.2%	162	124	- 23.5%
Pending Sales	80	75	- 6.3%	172	134	- 22.1%
Closed Sales	75	52	- 30.7%	149	112	- 24.8%
Days on Market Until Sale	16	11	- 31.3%	16	14	- 12.5%
Median Sales Price*	\$263,000	\$297,000	+ 12.9%	\$260,000	\$300,750	+ 15.7%
Average Sales Price*	\$287,249	\$326,122	+ 13.5%	\$281,552	\$330,350	+ 17.3%
Percent of List Price Received*	100.0%	103.4%	+ 3.4%	100.0%	101.9%	+ 1.9%
Inventory of Homes for Sale	49	22	- 55.1%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

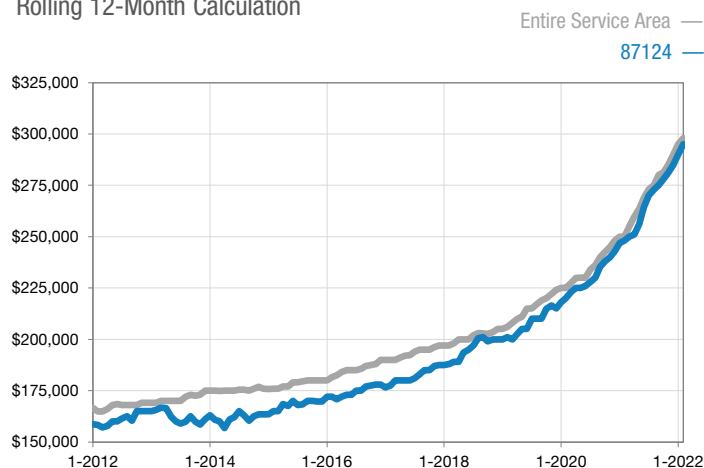
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	14	6	- 57.1%	23	12	- 47.8%
Pending Sales	11	9	- 18.2%	21	16	- 23.8%
Closed Sales	7	6	- 14.3%	11	8	- 27.3%
Days on Market Until Sale	5	12	+ 140.0%	5	9	+ 80.0%
Median Sales Price*	\$110,000	\$185,500	+ 68.6%	\$165,000	\$146,825	- 11.0%
Average Sales Price*	\$163,500	\$194,150	+ 18.7%	\$170,500	\$182,319	+ 6.9%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	0.9	0.1	- 88.9%	--	--	--

* 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.

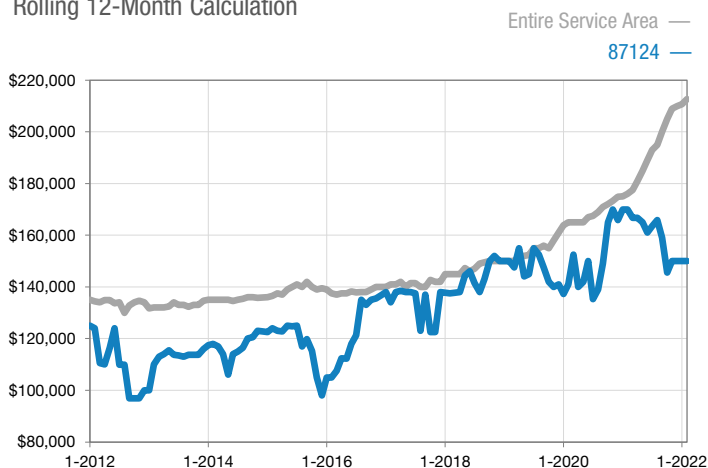
Median Sales Price - Single-Family Detached

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.