

# Local Market Update for February 2022

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	8	12	+ 50.0%	27	31	+ 14.8%
Pending Sales	10	10	0.0%	34	31	- 8.8%
Closed Sales	20	17	- 15.0%	38	24	- 36.8%
Days on Market Until Sale	21	25	+ 19.0%	24	31	+ 29.2%
Median Sales Price*	\$206,495	<b>\$276,000</b>	+ 33.7%	\$212,023	<b>\$297,500</b>	+ 40.3%
Average Sales Price*	\$235,719	<b>\$288,794</b>	+ 22.5%	\$242,494	<b>\$333,854</b>	+ 37.7%
Percent of List Price Received*	99.8%	<b>104.6%</b>	+ 4.8%	99.4%	<b>101.6%</b>	+ 2.2%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.7</b>	- 22.2%	--	--	--

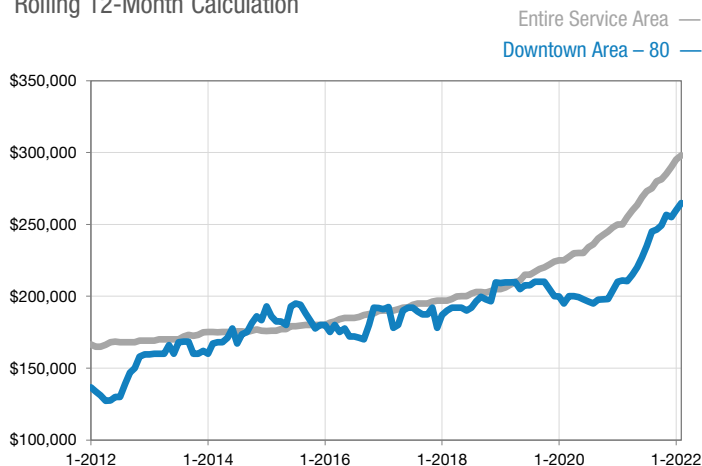
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	6	7	+ 16.7%	16	12	- 25.0%
Pending Sales	3	7	+ 133.3%	12	15	+ 25.0%
Closed Sales	7	6	- 14.3%	13	14	+ 7.7%
Days on Market Until Sale	59	20	- 66.1%	44	24	- 45.5%
Median Sales Price*	\$280,000	<b>\$318,500</b>	+ 13.8%	\$280,000	<b>\$267,500</b>	- 4.5%
Average Sales Price*	\$275,071	<b>\$316,333</b>	+ 15.0%	\$257,538	<b>\$282,389</b>	+ 9.6%
Percent of List Price Received*	96.6%	<b>100.1%</b>	+ 3.6%	97.4%	<b>99.6%</b>	+ 2.3%
Inventory of Homes for Sale	25	5	- 80.0%	--	--	--
Months Supply of Inventory	3.2	<b>0.5</b>	- 84.4%	--	--	--

\* 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.

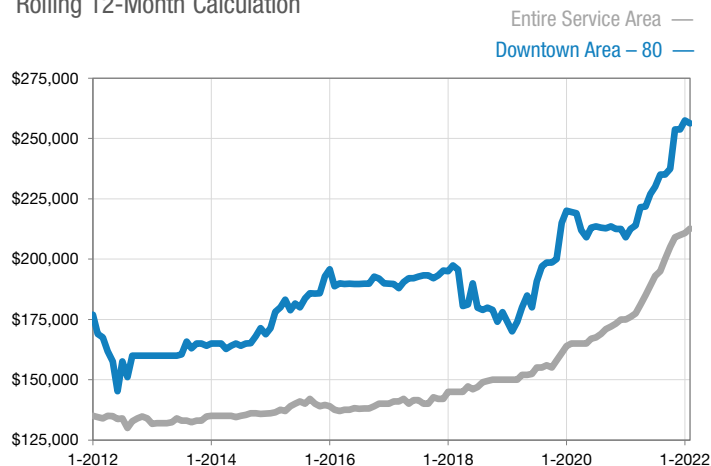
### Median Sales Price - Single-Family Detached

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.