

Local Market Update for February 2022

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



87114

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	99	62	- 37.4%	204	159	- 22.1%
Pending Sales	96	85	- 11.5%	200	163	- 18.5%
Closed Sales	86	64	- 25.6%	186	140	- 24.7%
Days on Market Until Sale	13	12	- 7.7%	16	12	- 25.0%
Median Sales Price*	\$270,000	\$336,450	+ 24.6%	\$260,000	\$325,000	+ 25.0%
Average Sales Price*	\$280,406	\$376,694	+ 34.3%	\$288,845	\$364,035	+ 26.0%
Percent of List Price Received*	100.5%	101.3%	+ 0.8%	100.1%	101.2%	+ 1.1%
Inventory of Homes for Sale	60	28	- 53.3%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

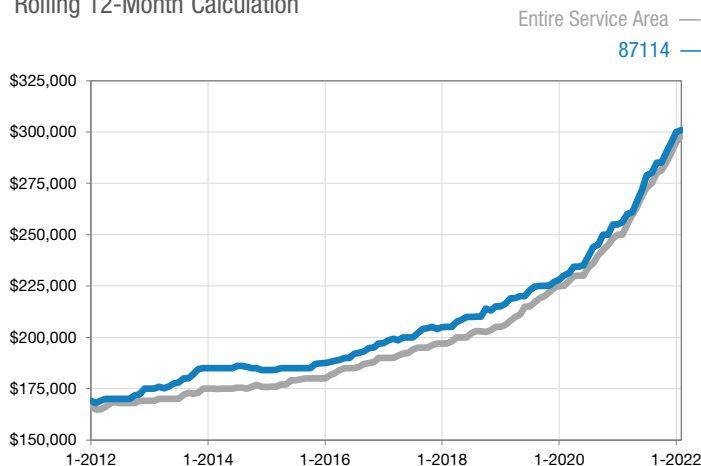
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	5	4	- 20.0%	13	9	- 30.8%
Pending Sales	6	4	- 33.3%	14	8	- 42.9%
Closed Sales	9	2	- 77.8%	11	8	- 27.3%
Days on Market Until Sale	16	5	- 68.8%	14	3	- 78.6%
Median Sales Price*	\$160,000	\$181,000	+ 13.1%	\$155,500	\$180,000	+ 15.8%
Average Sales Price*	\$184,831	\$181,000	- 2.1%	\$177,125	\$182,875	+ 3.2%
Percent of List Price Received*	99.8%	100.6%	+ 0.8%	99.8%	104.0%	+ 4.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 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.

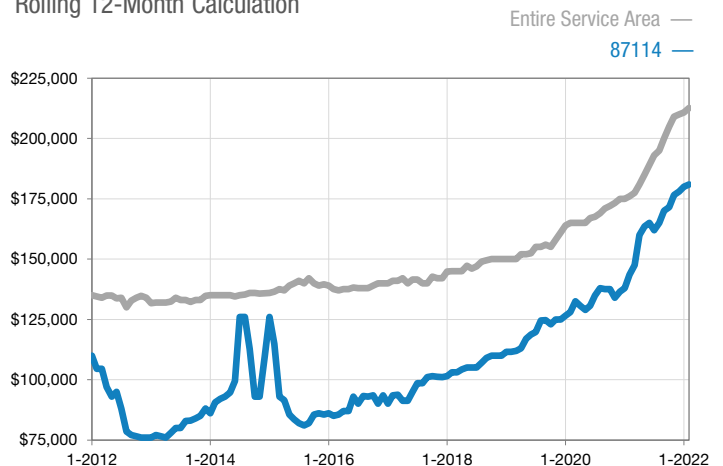
Median Sales Price - Single-Family Detached

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.