

# Local Market Update for February 2022

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



## 87112

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	48	39	- 18.8%	88	89	+ 1.1%
Pending Sales	54	46	- 14.8%	104	88	- 15.4%
Closed Sales	51	37	- 27.5%	84	74	- 11.9%
Days on Market Until Sale	25	13	- 48.0%	26	11	- 57.7%
Median Sales Price*	\$225,000	\$270,000	+ 20.0%	\$225,000	\$265,000	+ 17.8%
Average Sales Price*	\$244,504	\$292,196	+ 19.5%	\$239,087	\$278,870	+ 16.6%
Percent of List Price Received*	99.9%	102.3%	+ 2.4%	99.2%	101.6%	+ 2.4%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

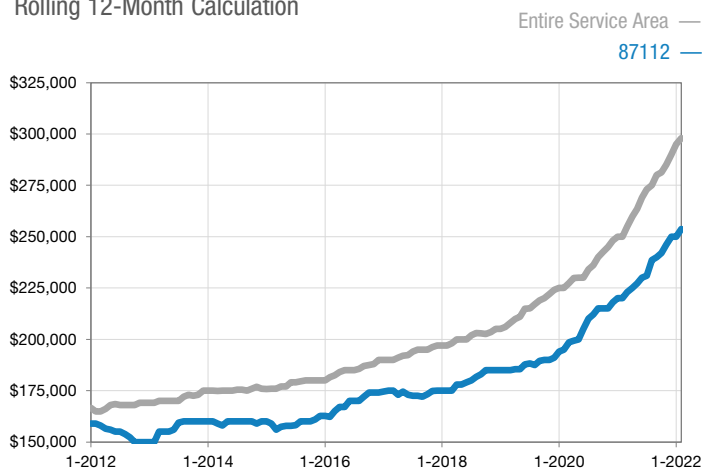
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	7	1	- 85.7%	14	2	- 85.7%
Pending Sales	6	1	- 83.3%	14	2	- 85.7%
Closed Sales	5	1	- 80.0%	12	6	- 50.0%
Days on Market Until Sale	82	4	- 95.1%	43	3	- 93.0%
Median Sales Price*	\$184,900	\$255,000	+ 37.9%	\$182,450	\$238,500	+ 30.7%
Average Sales Price*	\$187,580	\$255,000	+ 35.9%	\$185,825	\$250,650	+ 34.9%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	99.7%	100.5%	+ 0.8%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

\* 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.

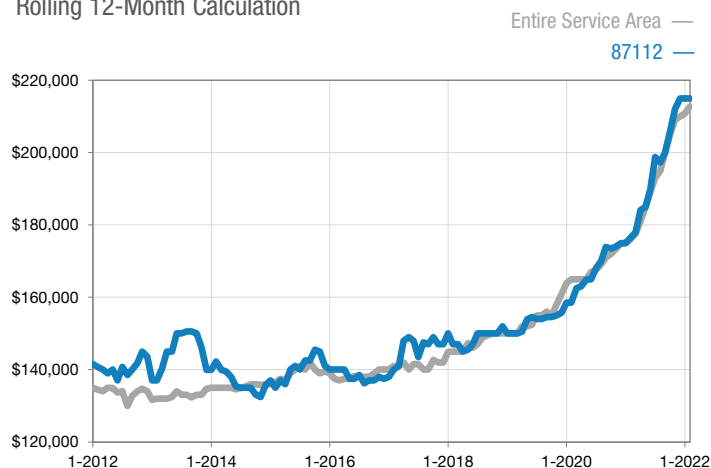
### Median Sales Price - Single-Family Detached

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.