

# Local Market Update for February 2022

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



## 87121

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	63	<b>63</b>	0.0%	137	<b>134</b>	- 2.2%
Pending Sales	63	<b>78</b>	+ 23.8%	133	<b>143</b>	+ 7.5%
Closed Sales	55	<b>47</b>	- 14.5%	116	<b>100</b>	- 13.8%
Days on Market Until Sale	10	<b>9</b>	- 10.0%	9	<b>9</b>	0.0%
Median Sales Price*	\$198,000	<b>\$241,000</b>	+ 21.7%	\$195,500	<b>\$240,716</b>	+ 23.1%
Average Sales Price*	\$200,667	<b>\$242,329</b>	+ 20.8%	\$198,249	<b>\$239,981</b>	+ 21.1%
Percent of List Price Received*	101.4%	<b>103.6%</b>	+ 2.2%	101.2%	<b>102.6%</b>	+ 1.4%
Inventory of Homes for Sale	46	<b>15</b>	- 67.4%	--	--	--
Months Supply of Inventory	0.6	<b>0.2</b>	- 66.7%	--	--	--

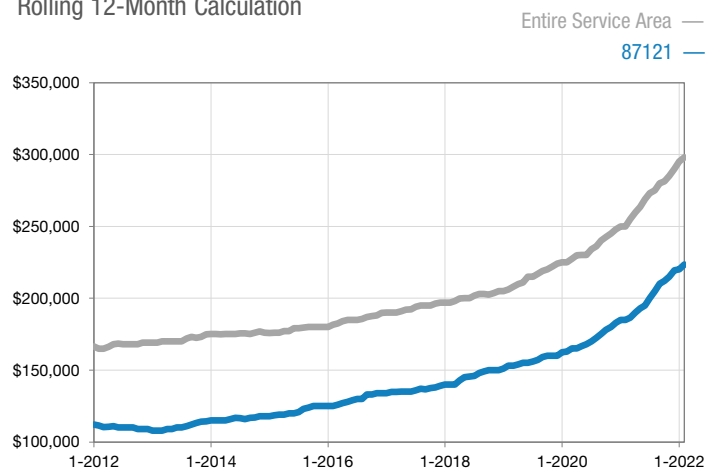
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	<b>3</b>	+ 200.0%	4	<b>4</b>	0.0%
Pending Sales	1	<b>5</b>	+ 400.0%	4	<b>7</b>	+ 75.0%
Closed Sales	2	<b>1</b>	- 50.0%	6	<b>2</b>	- 66.7%
Days on Market Until Sale	3	<b>14</b>	+ 366.7%	8	<b>9</b>	+ 12.5%
Median Sales Price*	\$173,000	<b>\$176,000</b>	+ 1.7%	\$138,500	<b>\$208,000</b>	+ 50.2%
Average Sales Price*	\$173,000	<b>\$176,000</b>	+ 1.7%	\$146,405	<b>\$208,000</b>	+ 42.1%
Percent of List Price Received*	101.7%	<b>101.7%</b>	0.0%	101.2%	<b>100.9%</b>	- 0.3%
Inventory of Homes for Sale	0	<b>0</b>	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

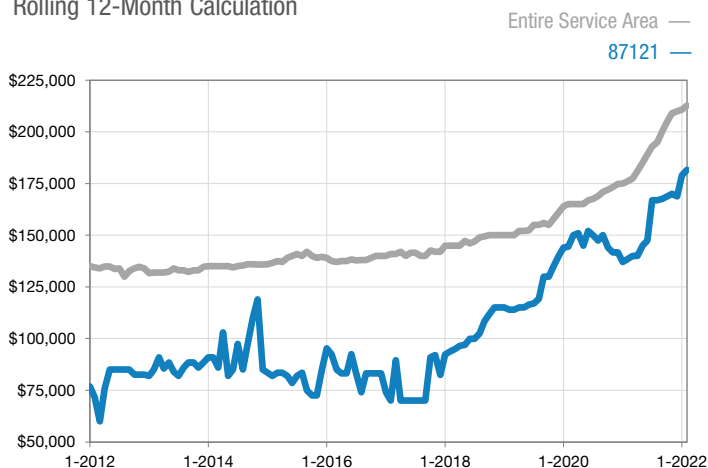
### Median Sales Price - Single-Family Detached

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.