

Local Market Update for February 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	19	14	- 26.3%	49	58	+ 18.4%
Pending Sales	29	19	- 34.5%	46	41	- 10.9%
Closed Sales	20	19	- 5.0%	38	39	+ 2.6%
Days on Market Until Sale	27	23	- 14.8%	32	28	- 12.5%
Median Sales Price*	\$270,000	\$267,000	- 1.1%	\$300,000	\$260,000	- 13.3%
Average Sales Price*	\$290,420	\$315,179	+ 8.5%	\$311,484	\$303,667	- 2.5%
Percent of List Price Received*	98.7%	102.1%	+ 3.4%	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

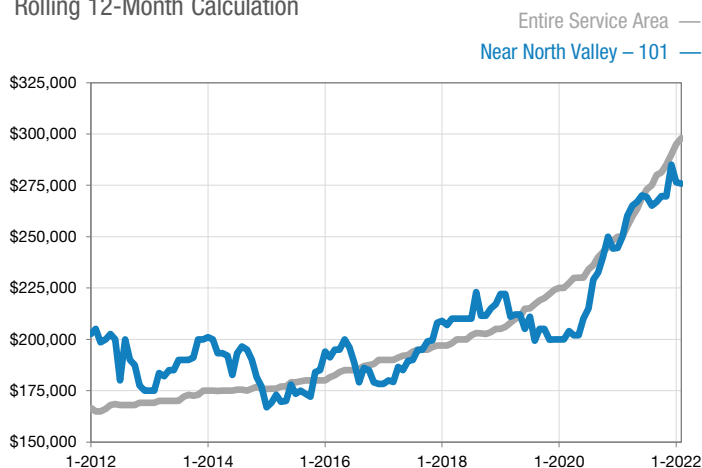
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	4	7	+ 75.0%	12	14	+ 16.7%
Pending Sales	5	9	+ 80.0%	7	18	+ 157.1%
Closed Sales	3	10	+ 233.3%	4	15	+ 275.0%
Days on Market Until Sale	3	23	+ 666.7%	7	24	+ 242.9%
Median Sales Price*	\$221,000	\$273,795	+ 23.9%	\$203,000	\$249,000	+ 22.7%
Average Sales Price*	\$220,833	\$333,901	+ 51.2%	\$211,875	\$305,050	+ 44.0%
Percent of List Price Received*	98.9%	101.1%	+ 2.2%	98.8%	100.5%	+ 1.7%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

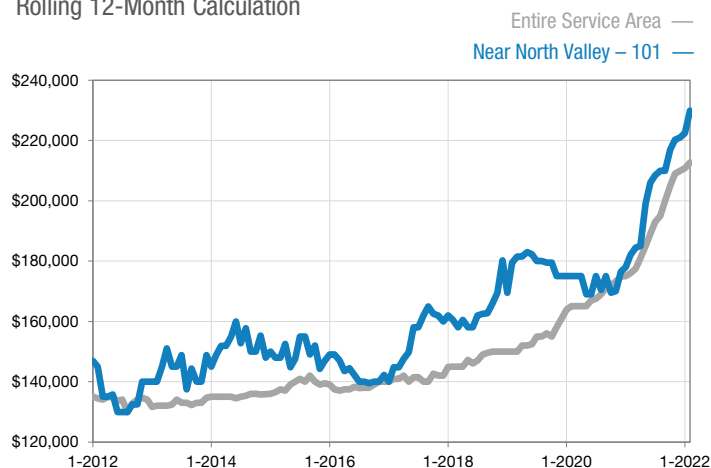
Median Sales Price - Single-Family Detached

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.