

Local Market Update for March 2022

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	89	85	- 4.5%	213	214	+ 0.5%
Pending Sales	83	86	+ 3.6%	205	212	+ 3.4%
Closed Sales	73	71	- 2.7%	177	163	- 7.9%
Days on Market Until Sale	8	6	- 25.0%	9	7	- 22.2%
Median Sales Price*	\$200,000	\$241,000	+ 20.5%	\$195,000	\$240,000	+ 23.1%
Average Sales Price*	\$204,316	\$240,050	+ 17.5%	\$199,990	\$238,098	+ 19.1%
Percent of List Price Received*	102.1%	102.4%	+ 0.3%	101.5%	102.6%	+ 1.1%
Inventory of Homes for Sale	40	17	- 57.5%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

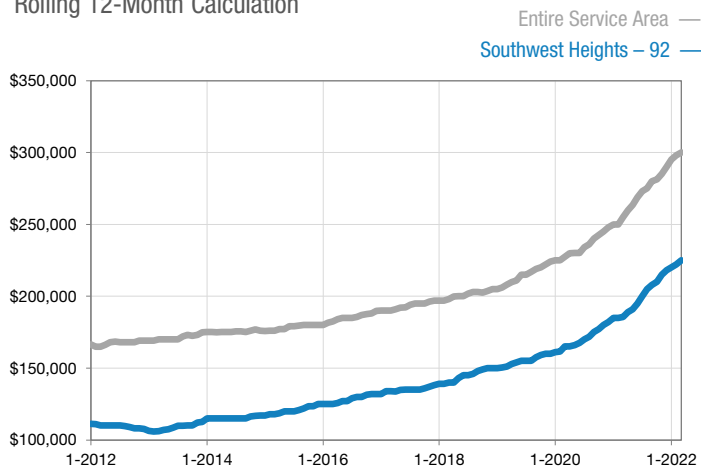
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	2	3	+ 50.0%	6	7	+ 16.7%
Pending Sales	1	3	+ 200.0%	5	8	+ 60.0%
Closed Sales	3	2	- 33.3%	8	4	- 50.0%
Days on Market Until Sale	2	4	+ 100.0%	7	6	- 14.3%
Median Sales Price*	\$170,000	\$194,500	+ 14.4%	\$145,000	\$201,000	+ 38.6%
Average Sales Price*	\$171,667	\$194,500	+ 13.3%	\$151,804	\$201,250	+ 32.6%
Percent of List Price Received*	97.1%	102.8%	+ 5.9%	99.6%	101.8%	+ 2.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

* 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.

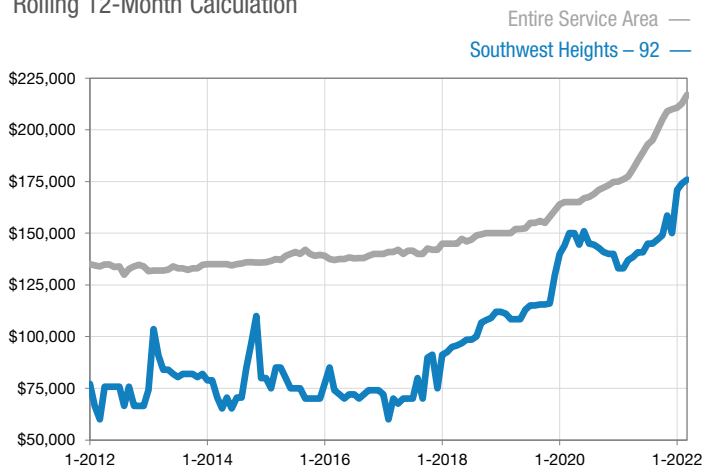
Median Sales Price - Single-Family Detached

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.