Local Market Update for March 2022

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

gaar

Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached

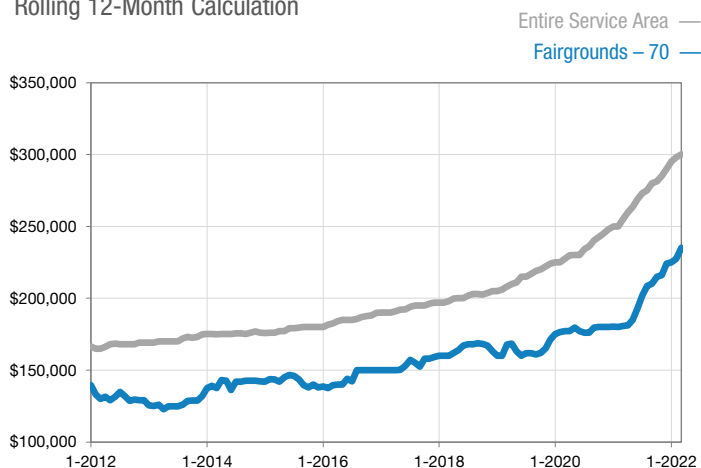| Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	13	10	- 23.1%	38	37	- 2.6%
Pending Sales	11	11	0.0%	32	41	+ 28.1%
Closed Sales	13	16	+ 23.1%	23	43	+ 87.0%
Days on Market Until Sale	21	13	- 38.1%	20	15	- 25.0%
Median Sales Price*	$200,000	$260,000	+ 30.0%	$200,000	$260,000	+ 30.0%
Average Sales Price*	$246,077	$268,563	+ 9.1%	$225,926	$260,013	+ 15.1%
Percent of List Price Received*	97.9%	103.2%	+ 5.4%	98.5%	102.4%	+ 4.0%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	0	1	--	2	2	0.0%
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	23	3	- 87.0%	23	3	- 87.0%
Median Sales Price*	$186,500	$117,000	- 37.3%	$186,500	$117,000	- 37.3%
Average Sales Price*	$186,500	$117,000	- 37.3%	$186,500	$117,000	- 37.3%
Percent of List Price Received*	99.8%	106.4%	+ 6.6%	99.8%	106.4%	+ 6.6%
Inventory of Homes for Sale	0	1	--	--	--	--
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.
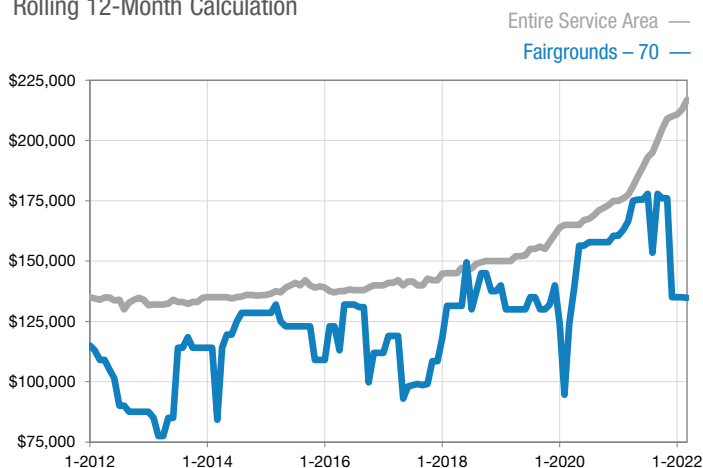
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

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.