

Local Market Update for March 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	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	24	22	- 8.3%	73	81	+ 11.0%
Pending Sales	19	23	+ 21.1%	65	63	- 3.1%
Closed Sales	28	22	- 21.4%	66	61	- 7.6%
Days on Market Until Sale	37	37	0.0%	34	31	- 8.8%
Median Sales Price*	\$290,000	\$330,745	+ 14.1%	\$292,500	\$290,000	- 0.9%
Average Sales Price*	\$322,196	\$387,957	+ 20.4%	\$316,028	\$334,067	+ 5.7%
Percent of List Price Received*	100.7%	100.6%	- 0.1%	99.5%	100.2%	+ 0.7%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

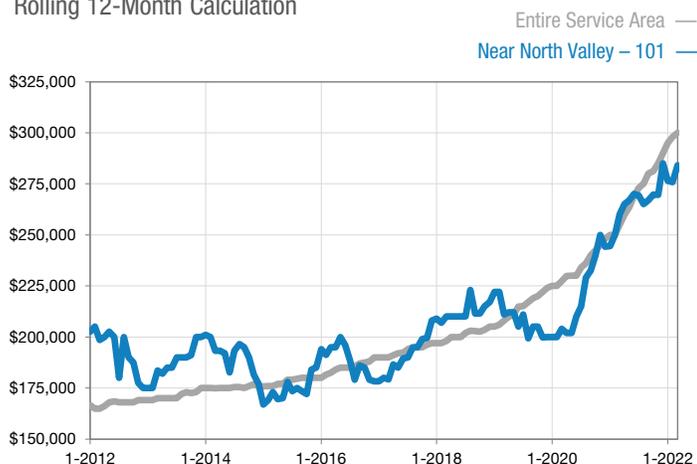
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	4	1	- 75.0%	16	15	- 6.3%
Pending Sales	4	1	- 75.0%	11	19	+ 72.7%
Closed Sales	2	10	+ 400.0%	6	25	+ 316.7%
Days on Market Until Sale	13	8	- 38.5%	9	18	+ 100.0%
Median Sales Price*	\$226,000	\$240,000	+ 6.2%	\$215,500	\$245,000	+ 13.7%
Average Sales Price*	\$226,000	\$257,000	+ 13.7%	\$216,583	\$285,830	+ 32.0%
Percent of List Price Received*	97.4%	102.7%	+ 5.4%	98.3%	101.4%	+ 3.2%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

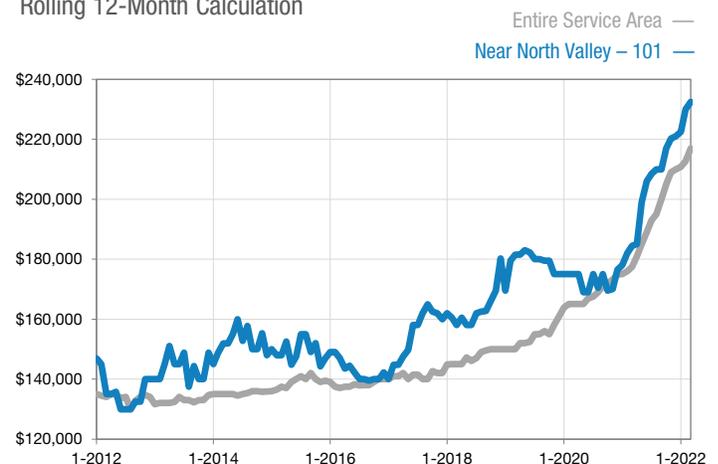
Median Sales Price - Single-Family Detached

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.