

# Local Market Update for March 2022

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



## 87122

| Single-Family Detached          | March     |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 3-2021  | Thru 3-2022      | Percent Change |
| New Listings                    | 42        | 34               | - 19.0%        | 99           | 72               | - 27.3%        |
| Pending Sales                   | 39        | 26               | - 33.3%        | 87           | 70               | - 19.5%        |
| Closed Sales                    | 22        | 23               | + 4.5%         | 77           | 51               | - 33.8%        |
| Days on Market Until Sale       | 15        | 21               | + 40.0%        | 30           | 20               | - 33.3%        |
| Median Sales Price*             | \$610,500 | <b>\$739,900</b> | + 21.2%        | \$625,000    | <b>\$736,000</b> | + 17.8%        |
| Average Sales Price*            | \$589,921 | <b>\$899,365</b> | + 52.5%        | \$664,403    | <b>\$794,499</b> | + 19.6%        |
| Percent of List Price Received* | 100.4%    | <b>101.9%</b>    | + 1.5%         | 98.7%        | <b>101.6%</b>    | + 2.9%         |
| Inventory of Homes for Sale     | 31        | 15               | - 51.6%        | --           | --               | --             |
| Months Supply of Inventory      | 0.9       | 0.5              | - 44.4%        | --           | --               | --             |

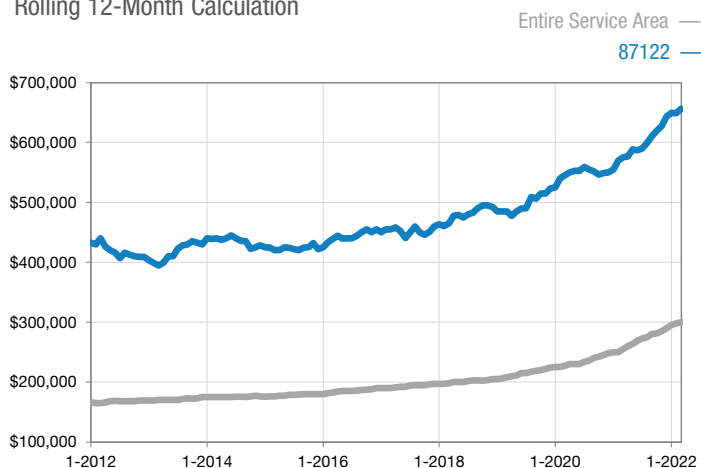
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | March     |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 3-2021  | Thru 3-2022      | Percent Change |
| New Listings                    | 3         | 1                | - 66.7%        | 6            | 2                | - 66.7%        |
| Pending Sales                   | 2         | 1                | - 50.0%        | 5            | 2                | - 60.0%        |
| Closed Sales                    | 2         | 1                | - 50.0%        | 7            | 2                | - 71.4%        |
| Days on Market Until Sale       | 75        | 2                | - 97.3%        | 32           | 2                | - 93.8%        |
| Median Sales Price*             | \$257,000 | <b>\$302,000</b> | + 17.5%        | \$247,000    | <b>\$363,500</b> | + 47.2%        |
| Average Sales Price*            | \$257,000 | <b>\$302,000</b> | + 17.5%        | \$254,700    | <b>\$363,500</b> | + 42.7%        |
| Percent of List Price Received* | 96.2%     | <b>114.0%</b>    | + 18.5%        | 98.9%        | <b>108.2%</b>    | + 9.4%         |
| Inventory of Homes for Sale     | 1         | 0                | - 100.0%       | --           | --               | --             |
| 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.

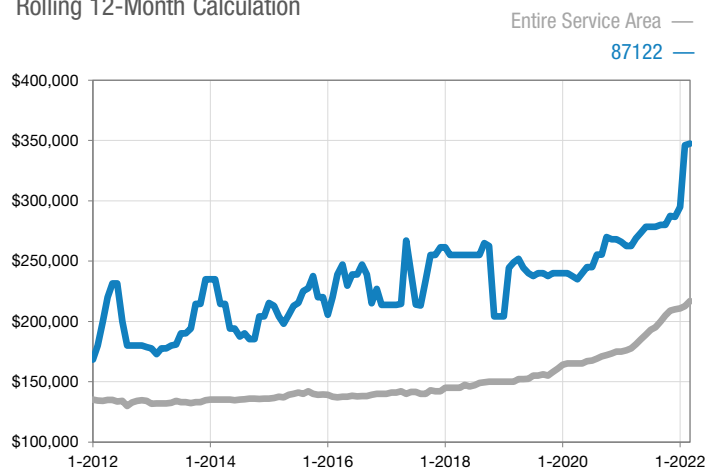
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.