

Local Market Update for March 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	34	36	+ 5.9%	99	100	+ 1.0%
Pending Sales	29	35	+ 20.7%	97	90	- 7.2%
Closed Sales	37	32	- 13.5%	96	88	- 8.3%
Days on Market Until Sale	16	10	- 37.5%	19	16	- 15.8%
Median Sales Price*	\$235,000	\$265,000	+ 12.8%	\$237,500	\$262,400	+ 10.5%
Average Sales Price*	\$240,095	\$283,978	+ 18.3%	\$241,091	\$277,832	+ 15.2%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	99.5%	101.0%	+ 1.5%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

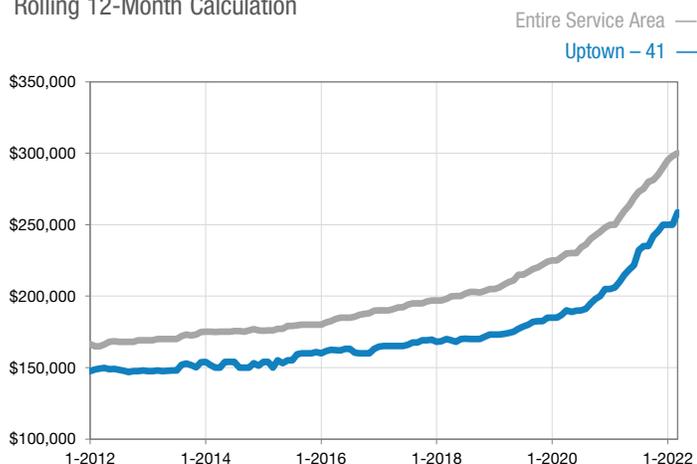
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	10	17	+ 70.0%
Pending Sales	4	8	+ 100.0%	9	22	+ 144.4%
Closed Sales	2	6	+ 200.0%	12	18	+ 50.0%
Days on Market Until Sale	43	52	+ 20.9%	16	33	+ 106.3%
Median Sales Price*	\$192,500	\$219,000	+ 13.8%	\$106,125	\$155,000	+ 46.1%
Average Sales Price*	\$192,500	\$237,667	+ 23.5%	\$121,904	\$212,948	+ 74.7%
Percent of List Price Received*	101.1%	99.8%	- 1.3%	100.6%	101.0%	+ 0.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--

* 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.

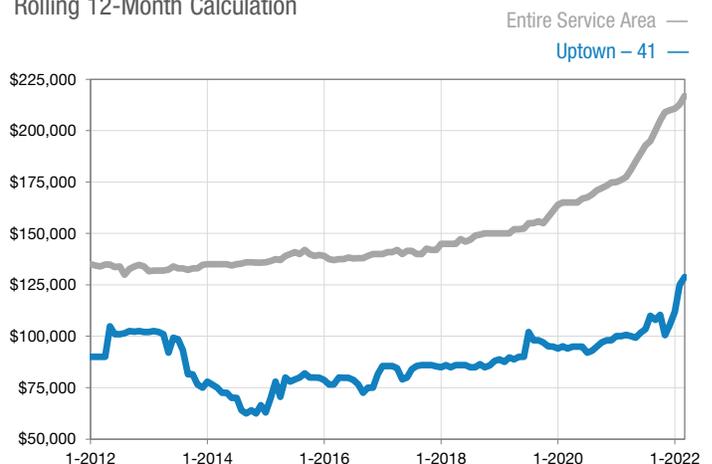
Median Sales Price - Single-Family Detached

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.