

Local Market Update for March 2022

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



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Single-Family Detached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	84	73	- 13.1%	202	169	- 16.3%
Pending Sales	79	69	- 12.7%	203	162	- 20.2%
Closed Sales	70	54	- 22.9%	175	137	- 21.7%
Days on Market Until Sale	21	6	- 71.4%	22	14	- 36.4%
Median Sales Price*	\$355,000	\$417,500	+ 17.6%	\$350,000	\$401,000	+ 14.6%
Average Sales Price*	\$397,437	\$470,288	+ 18.3%	\$403,415	\$472,286	+ 17.1%
Percent of List Price Received*	101.7%	103.4%	+ 1.7%	100.4%	102.2%	+ 1.8%
Inventory of Homes for Sale	40	18	- 55.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

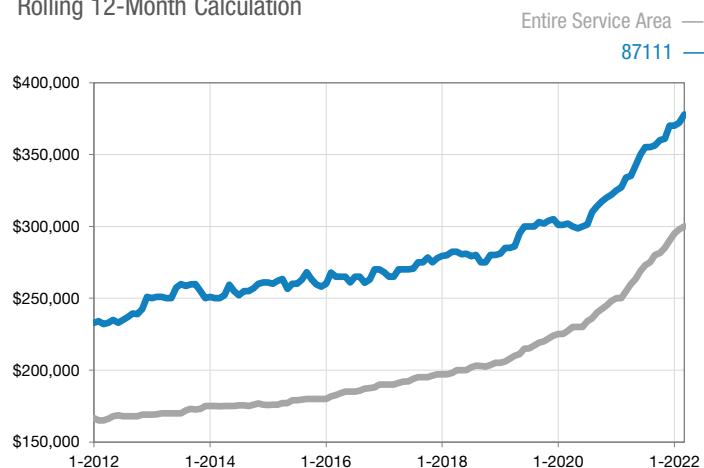
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	16	11	- 31.3%	42	35	- 16.7%
Pending Sales	17	13	- 23.5%	41	36	- 12.2%
Closed Sales	16	12	- 25.0%	43	28	- 34.9%
Days on Market Until Sale	26	3	- 88.5%	19	5	- 73.7%
Median Sales Price*	\$258,000	\$257,550	- 0.2%	\$247,000	\$270,000	+ 9.3%
Average Sales Price*	\$286,617	\$287,775	+ 0.4%	\$250,931	\$285,279	+ 13.7%
Percent of List Price Received*	101.7%	105.9%	+ 4.1%	101.0%	103.3%	+ 2.3%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	0.5	0.1	- 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.

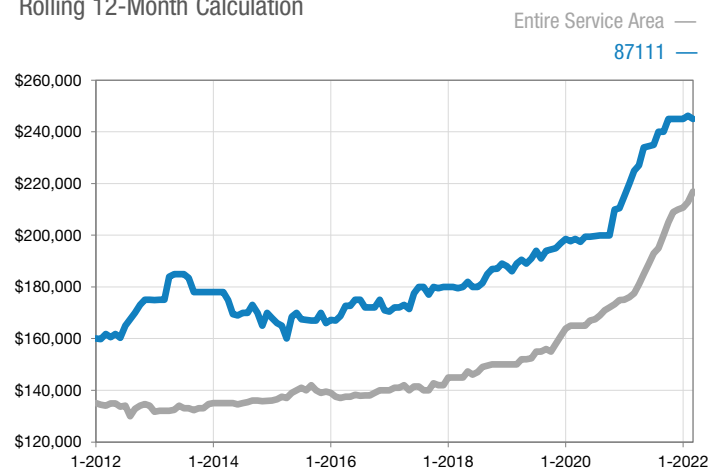
Median Sales Price - Single-Family Detached

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.