Local Market Update for March 2022

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

gaar

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

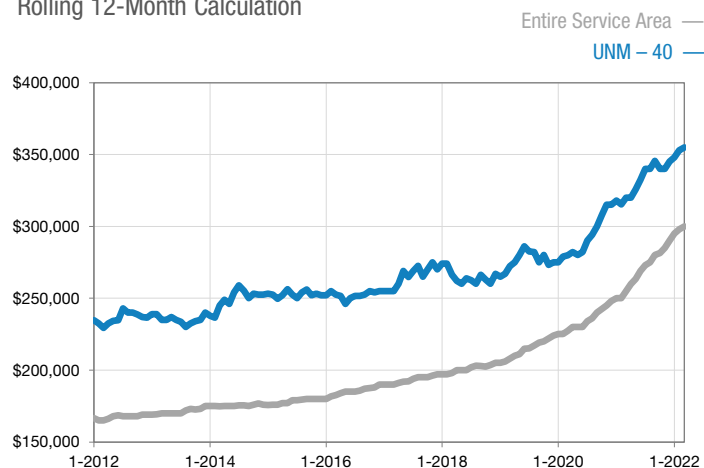| Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	31	**20**	- 35.5%	72	**51**	- 29.2%
Pending Sales	33	**22**	- 33.3%	64	**47**	- 26.6%
Closed Sales	19	**18**	- 5.3%	61	**41**	- 32.8%
Days on Market Until Sale	35	**15**	- 57.1%	36	**11**	- 69.4%
Median Sales Price*	$290,000	**$361,000**	+ 24.5%	$294,500	**$355,000**	+ 20.5%
Average Sales Price*	$346,921	**$448,606**	+ 29.3%	$343,091	**$415,023**	+ 21.0%
Percent of List Price Received*	99.2%	**105.8%**	+ 6.7%	99.0%	**104.1%**	+ 5.2%
Inventory of Homes for Sale	20	**7**	- 65.0%	--	**--**	--
Months Supply of Inventory	0.8	**0.3**	- 62.5%	--	**--**	--

* 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	4	**2**	- 50.0%	6	**5**	- 16.7%
Pending Sales	2	**2**	0.0%	4	**3**	- 25.0%
Closed Sales	2	**2**	0.0%	2	**3**	+ 50.0%
Days on Market Until Sale	30	**4**	- 86.7%	30	**6**	- 80.0%
Median Sales Price*	$206,500	**$374,950**	+ 81.6%	$206,500	**$400,000**	+ 93.7%
Average Sales Price*	$206,500	**$374,950**	+ 81.6%	$206,500	**$383,300**	+ 85.6%
Percent of List Price Received*	96.2%	**100.5%**	+ 4.5%	96.2%	**97.5%**	+ 1.4%
Inventory of Homes for Sale	3	**1**	- 66.7%	--	**--**	--
Months Supply of Inventory	1.8	**0.5**	- 72.2%	--	**--**	--

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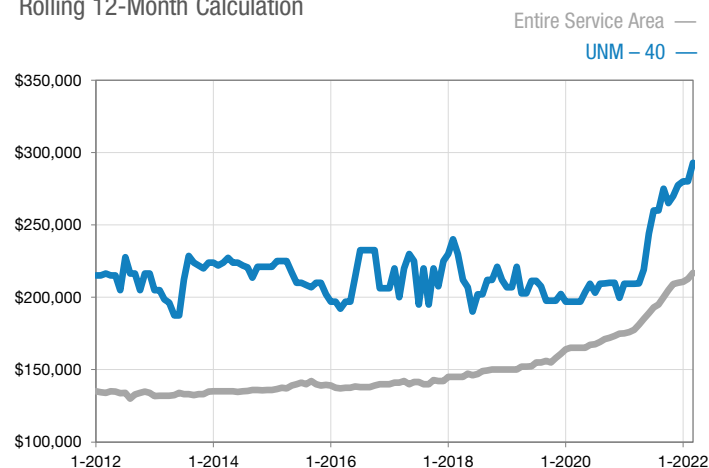
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

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

Entire Service Area —
UNM – 40 —

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.