

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		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	19	17	- 10.5%	44	44	0.0%
Pending Sales	15	15	0.0%	45	40	- 11.1%
Closed Sales	11	13	+ 18.2%	47	31	- 34.0%
Days on Market Until Sale	28	10	- 64.3%	26	13	- 50.0%
Median Sales Price*	\$179,000	\$315,000	+ 76.0%	\$181,000	\$247,500	+ 36.7%
Average Sales Price*	\$192,864	\$336,685	+ 74.6%	\$197,587	\$266,400	+ 34.8%
Percent of List Price Received*	98.8%	101.7%	+ 2.9%	99.1%	103.3%	+ 4.2%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

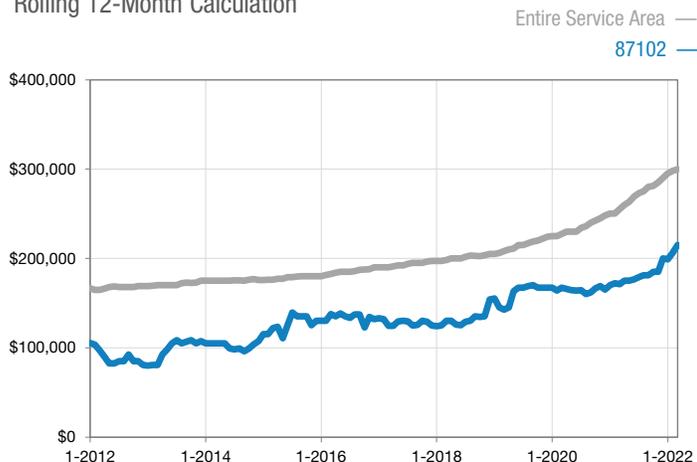
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	12	10	- 16.7%	23	19	- 17.4%
Pending Sales	11	4	- 63.6%	20	15	- 25.0%
Closed Sales	3	6	+ 100.0%	15	16	+ 6.7%
Days on Market Until Sale	57	3	- 94.7%	49	15	- 69.4%
Median Sales Price*	\$178,000	\$286,353	+ 60.9%	\$209,000	\$258,750	+ 23.8%
Average Sales Price*	\$181,000	\$293,011	+ 61.9%	\$241,233	\$283,470	+ 17.5%
Percent of List Price Received*	96.9%	101.5%	+ 4.7%	97.1%	100.4%	+ 3.4%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--

* 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.

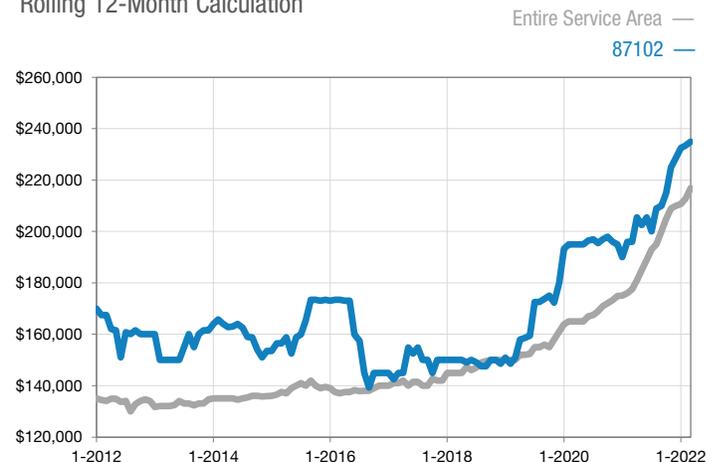
Median Sales Price - Single-Family Detached

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.