

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	145	102	- 29.7%	349	261	- 25.2%
Pending Sales	135	101	- 25.2%	335	260	- 22.4%
Closed Sales	113	80	- 29.2%	299	220	- 26.4%
Days on Market Until Sale	11	11	0.0%	14	12	- 14.3%
Median Sales Price*	\$277,000	\$350,000	+ 26.4%	\$267,000	\$332,500	+ 24.5%
Average Sales Price*	\$316,969	\$362,263	+ 14.3%	\$299,474	\$363,391	+ 21.3%
Percent of List Price Received*	101.0%	103.0%	+ 2.0%	100.4%	101.9%	+ 1.5%
Inventory of Homes for Sale	60	30	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

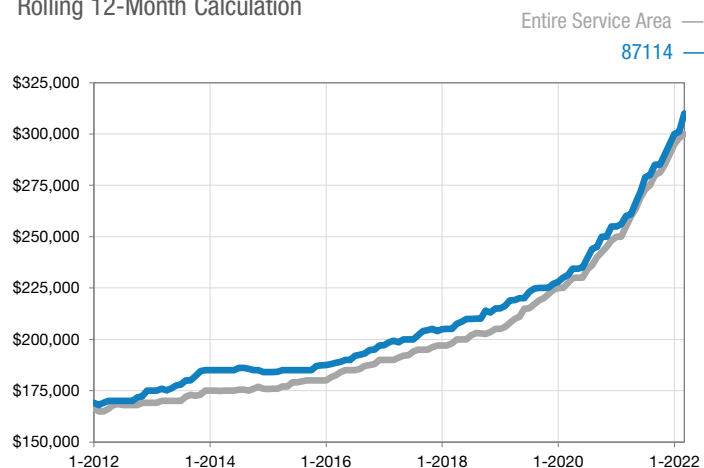
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	4	4	0.0%	17	13	- 23.5%
Pending Sales	3	4	+ 33.3%	17	12	- 29.4%
Closed Sales	6	5	- 16.7%	17	13	- 23.5%
Days on Market Until Sale	13	1	- 92.3%	13	2	- 84.6%
Median Sales Price*	\$156,000	\$187,000	+ 19.9%	\$155,500	\$182,000	+ 17.0%
Average Sales Price*	\$184,333	\$201,366	+ 9.2%	\$179,669	\$189,987	+ 5.7%
Percent of List Price Received*	102.2%	106.9%	+ 4.6%	100.7%	105.1%	+ 4.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 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.

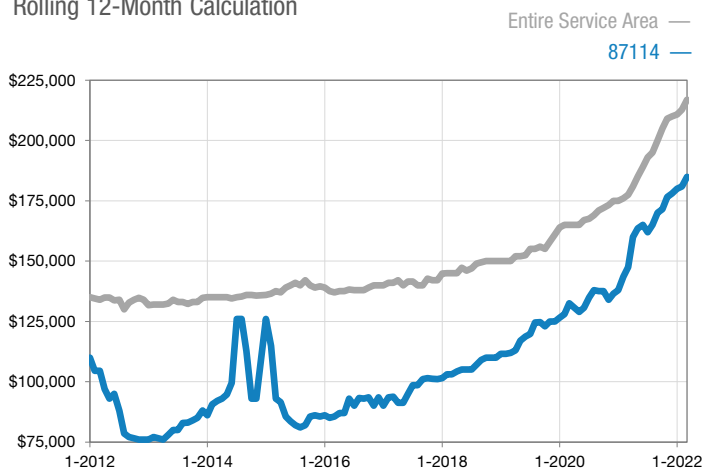
Median Sales Price - Single-Family Detached

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.