

Local Market Update for March 2022

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



87108

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	29	24	- 17.2%	82	71	- 13.4%
Pending Sales	26	25	- 3.8%	80	65	- 18.8%
Closed Sales	22	26	+ 18.2%	71	65	- 8.5%
Days on Market Until Sale	28	14	- 50.0%	35	19	- 45.7%
Median Sales Price*	\$214,900	\$302,500	+ 40.8%	\$230,000	\$263,500	+ 14.6%
Average Sales Price*	\$226,493	\$347,414	+ 53.4%	\$240,296	\$299,063	+ 24.5%
Percent of List Price Received*	97.9%	104.5%	+ 6.7%	99.2%	102.3%	+ 3.1%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--

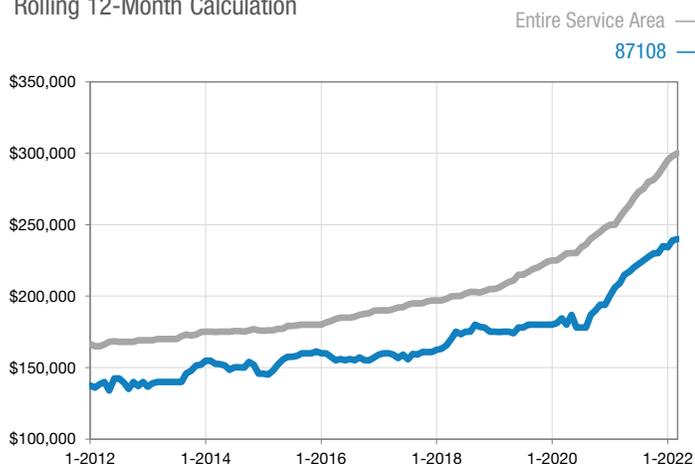
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	4	4	0.0%	11	10	- 9.1%
Pending Sales	4	3	- 25.0%	11	7	- 36.4%
Closed Sales	5	2	- 60.0%	10	5	- 50.0%
Days on Market Until Sale	44	5	- 88.6%	48	22	- 54.2%
Median Sales Price*	\$228,000	\$86,000	- 62.3%	\$206,500	\$107,000	- 48.2%
Average Sales Price*	\$224,600	\$86,000	- 61.7%	\$225,400	\$125,400	- 44.4%
Percent of List Price Received*	97.9%	104.0%	+ 6.2%	97.9%	101.3%	+ 3.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

* 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.

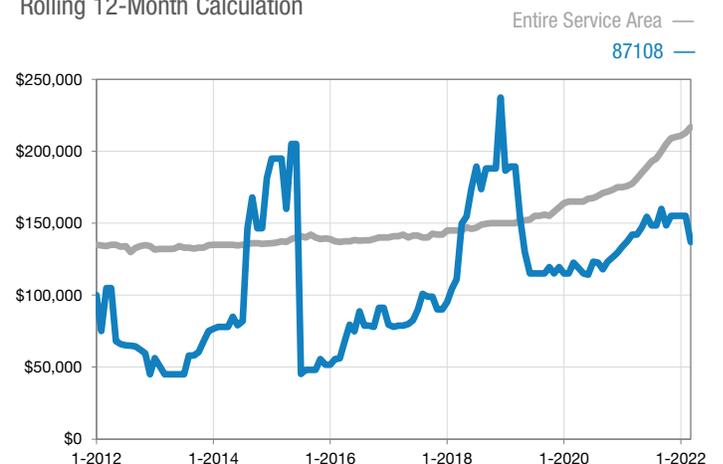
Median Sales Price - Single-Family Detached

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.