

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	55	54	- 1.8%	157	136	- 13.4%
Pending Sales	58	63	+ 8.6%	152	129	- 15.1%
Closed Sales	46	49	+ 6.5%	133	110	- 17.3%
Days on Market Until Sale	26	21	- 19.2%	30	16	- 46.7%
Median Sales Price*	\$249,750	\$315,000	+ 26.1%	\$270,000	\$316,500	+ 17.2%
Average Sales Price*	\$306,271	\$336,450	+ 9.9%	\$302,106	\$342,344	+ 13.3%
Percent of List Price Received*	99.6%	102.8%	+ 3.2%	99.3%	102.8%	+ 3.5%
Inventory of Homes for Sale	40	22	- 45.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

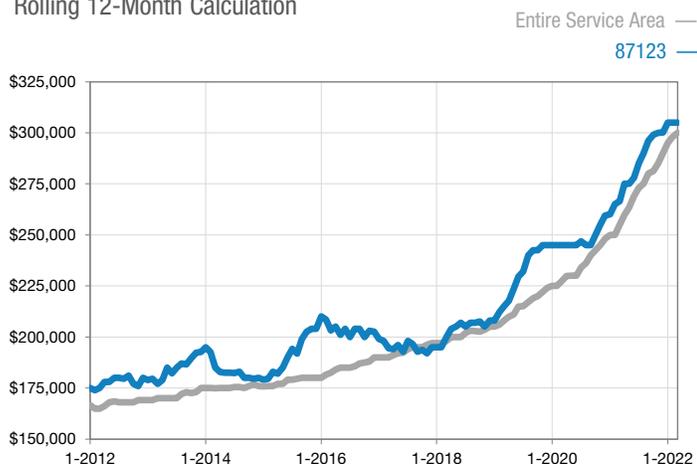
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	32	12	- 62.5%	71	25	- 64.8%
Pending Sales	26	9	- 65.4%	61	30	- 50.8%
Closed Sales	12	12	0.0%	30	28	- 6.7%
Days on Market Until Sale	16	12	- 25.0%	13	19	+ 46.2%
Median Sales Price*	\$208,500	\$262,400	+ 25.9%	\$211,000	\$280,000	+ 32.7%
Average Sales Price*	\$221,575	\$262,542	+ 18.5%	\$212,797	\$275,138	+ 29.3%
Percent of List Price Received*	101.3%	105.0%	+ 3.7%	99.6%	102.8%	+ 3.2%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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.

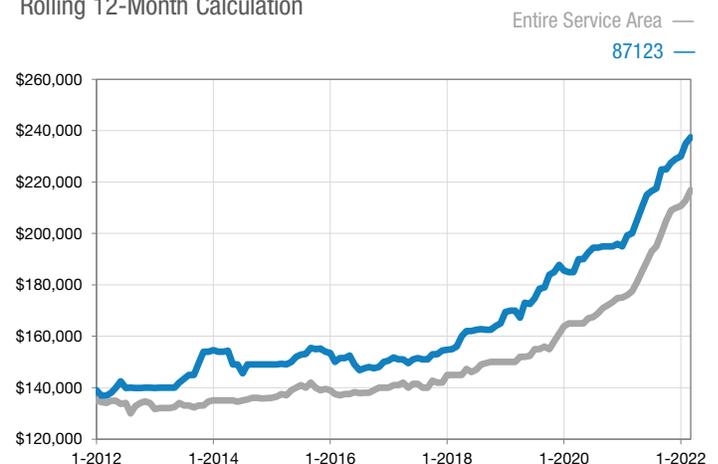
Median Sales Price - Single-Family Detached

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.