

Local Market Update for March 2022

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



87120

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	115	102	- 11.3%	298	273	- 8.4%
Pending Sales	101	103	+ 2.0%	281	259	- 7.8%
Closed Sales	107	89	- 16.8%	253	228	- 9.9%
Days on Market Until Sale	15	17	+ 13.3%	20	16	- 20.0%
Median Sales Price*	\$281,000	\$321,000	+ 14.2%	\$265,000	\$323,400	+ 22.0%
Average Sales Price*	\$310,710	\$378,114	+ 21.7%	\$300,928	\$382,203	+ 27.0%
Percent of List Price Received*	100.6%	102.3%	+ 1.7%	100.1%	101.7%	+ 1.6%
Inventory of Homes for Sale	65	35	- 46.2%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

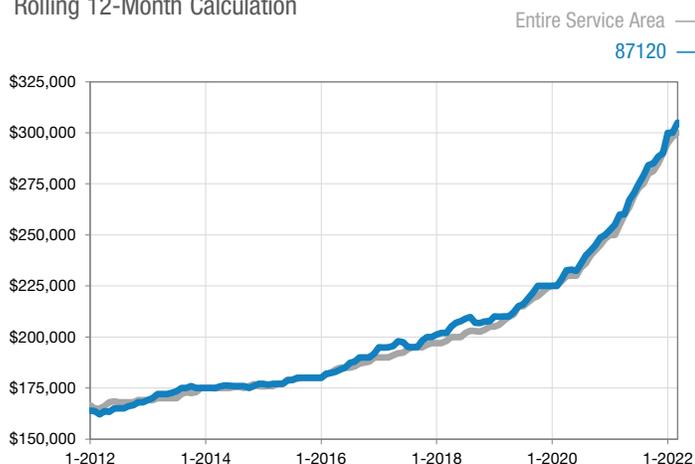
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	14	14	0.0%	39	32	- 17.9%
Pending Sales	13	12	- 7.7%	39	29	- 25.6%
Closed Sales	18	16	- 11.1%	35	34	- 2.9%
Days on Market Until Sale	18	3	- 83.3%	16	6	- 62.5%
Median Sales Price*	\$185,000	\$230,000	+ 24.3%	\$185,000	\$219,000	+ 18.4%
Average Sales Price*	\$208,814	\$263,031	+ 26.0%	\$192,916	\$243,500	+ 26.2%
Percent of List Price Received*	101.2%	103.2%	+ 2.0%	100.4%	103.0%	+ 2.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--

* 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.

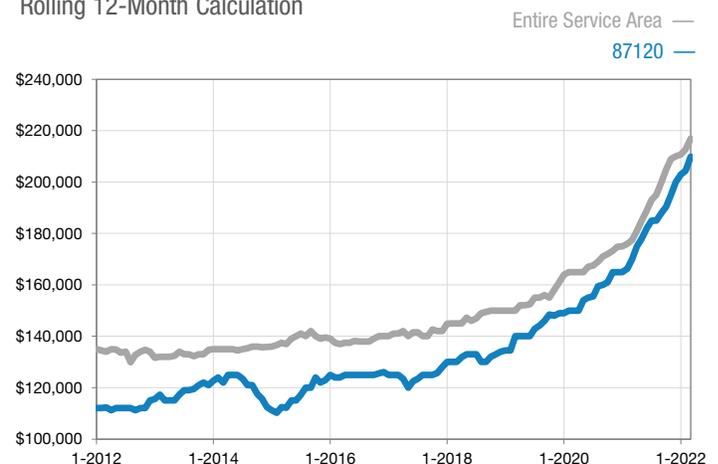
Median Sales Price - Single-Family Detached

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.