

Local Market Update for March 2022

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	31	24	- 22.6%	94	62	- 34.0%
Pending Sales	33	33	0.0%	85	63	- 25.9%
Closed Sales	21	27	+ 28.6%	62	51	- 17.7%
Days on Market Until Sale	32	33	+ 3.1%	33	24	- 27.3%
Median Sales Price*	\$345,000	\$333,000	- 3.5%	\$315,000	\$318,000	+ 1.0%
Average Sales Price*	\$320,058	\$360,409	+ 12.6%	\$298,039	\$338,508	+ 13.6%
Percent of List Price Received*	98.9%	103.2%	+ 4.3%	100.1%	101.5%	+ 1.4%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

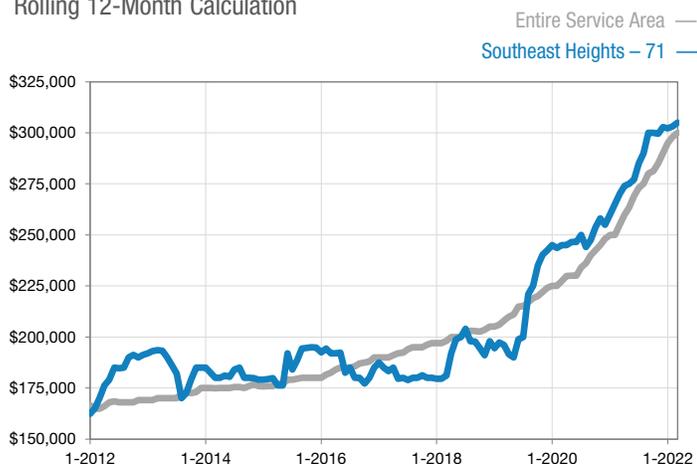
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	25	7	- 72.0%	53	11	- 79.2%
Pending Sales	18	5	- 72.2%	37	16	- 56.8%
Closed Sales	3	7	+ 133.3%	8	18	+ 125.0%
Days on Market Until Sale	1	18	+ 1700.0%	15	31	+ 106.7%
Median Sales Price*	\$195,000	\$250,000	+ 28.2%	\$169,000	\$291,900	+ 72.7%
Average Sales Price*	\$193,333	\$245,814	+ 27.1%	\$170,750	\$269,306	+ 57.7%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	99.1%	100.6%	+ 1.5%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

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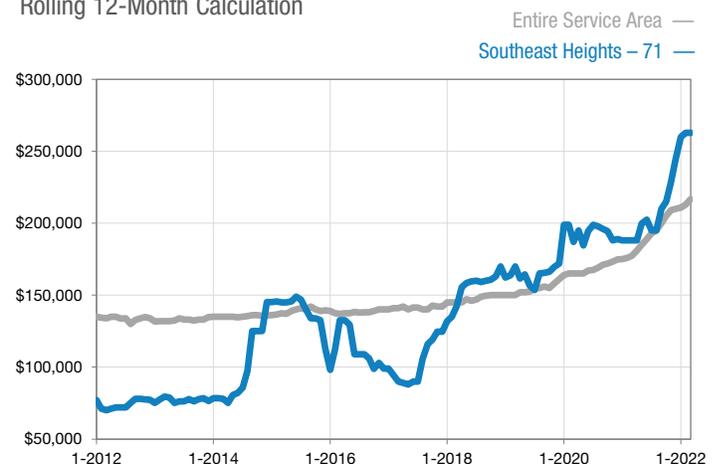
Median Sales Price - Single-Family Detached

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.