

Local Market Update for March 2022

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	28	21	- 25.0%	63	44	- 30.2%
Pending Sales	19	19	0.0%	58	40	- 31.0%
Closed Sales	16	15	- 6.3%	49	39	- 20.4%
Days on Market Until Sale	9	3	- 66.7%	16	9	- 43.8%
Median Sales Price*	\$271,950	\$337,000	+ 23.9%	\$297,500	\$320,000	+ 7.6%
Average Sales Price*	\$297,528	\$325,600	+ 9.4%	\$305,397	\$335,815	+ 10.0%
Percent of List Price Received*	99.7%	102.3%	+ 2.6%	99.2%	101.0%	+ 1.8%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--

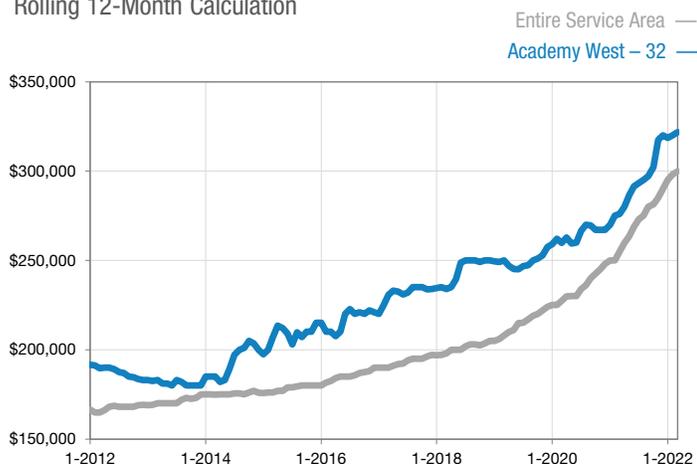
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	15	7	- 53.3%	40	25	- 37.5%
Pending Sales	19	7	- 63.2%	40	28	- 30.0%
Closed Sales	15	6	- 60.0%	31	30	- 3.2%
Days on Market Until Sale	5	14	+ 180.0%	10	20	+ 100.0%
Median Sales Price*	\$110,000	\$283,500	+ 157.7%	\$141,000	\$123,000	- 12.8%
Average Sales Price*	\$145,227	\$259,167	+ 78.5%	\$152,010	\$170,470	+ 12.1%
Percent of List Price Received*	101.1%	102.0%	+ 0.9%	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.3	0.1	- 66.7%	--	--	--

* 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.

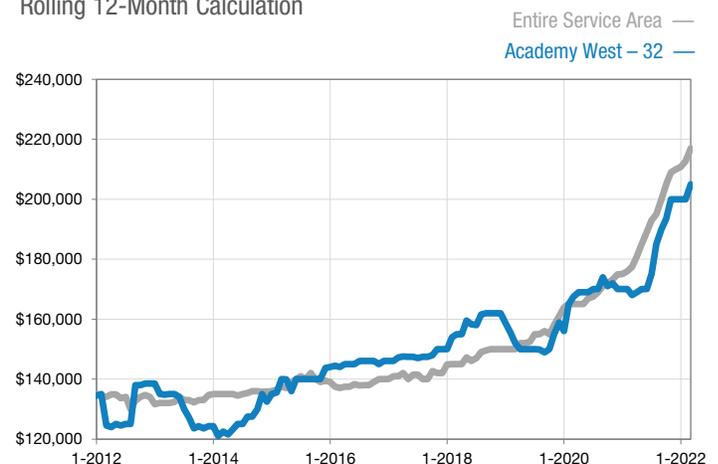
Median Sales Price - Single-Family Detached

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.