

Local Market Update for March 2022

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



87104

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	13	10	- 23.1%	35	27	- 22.9%
Pending Sales	12	10	- 16.7%	35	29	- 17.1%
Closed Sales	17	11	- 35.3%	34	34	0.0%
Days on Market Until Sale	24	34	+ 41.7%	36	35	- 2.8%
Median Sales Price*	\$325,000	\$500,000	+ 53.8%	\$344,075	\$396,250	+ 15.2%
Average Sales Price*	\$391,931	\$459,581	+ 17.3%	\$382,641	\$428,338	+ 11.9%
Percent of List Price Received*	102.1%	102.5%	+ 0.4%	99.9%	99.8%	- 0.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

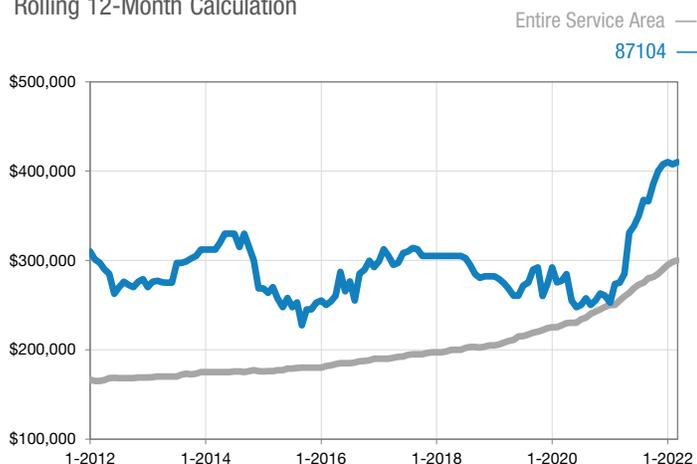
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	10	7	- 30.0%
Pending Sales	5	0	- 100.0%	10	9	- 10.0%
Closed Sales	2	3	+ 50.0%	4	12	+ 200.0%
Days on Market Until Sale	1	23	+ 2200.0%	2	20	+ 900.0%
Median Sales Price*	\$317,500	\$225,000	- 29.1%	\$316,000	\$266,000	- 15.8%
Average Sales Price*	\$317,500	\$263,000	- 17.2%	\$306,125	\$323,974	+ 5.8%
Percent of List Price Received*	98.6%	102.7%	+ 4.2%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

* 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.

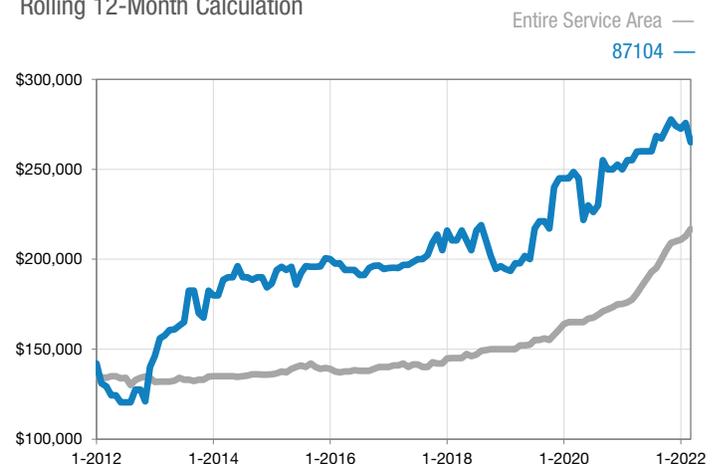
Median Sales Price - Single-Family Detached

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.