

Local Market Update for March 2022

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



87121

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	95	92	- 3.2%	232	226	- 2.6%
Pending Sales	91	92	+ 1.1%	224	222	- 0.9%
Closed Sales	77	71	- 7.8%	193	172	- 10.9%
Days on Market Until Sale	8	6	- 25.0%	8	8	0.0%
Median Sales Price*	\$202,500	\$241,000	+ 19.0%	\$199,000	\$241,000	+ 21.1%
Average Sales Price*	\$211,180	\$240,050	+ 13.7%	\$203,408	\$240,056	+ 18.0%
Percent of List Price Received*	102.2%	102.4%	+ 0.2%	101.6%	102.5%	+ 0.9%
Inventory of Homes for Sale	43	21	- 51.2%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

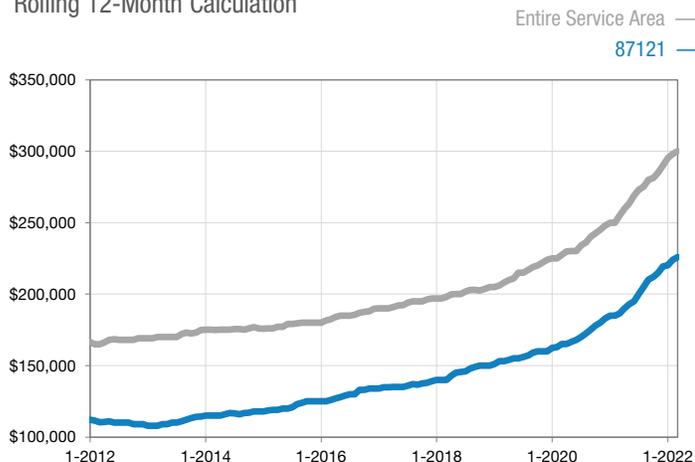
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	3	5	+ 66.7%	7	9	+ 28.6%
Pending Sales	2	5	+ 150.0%	6	11	+ 83.3%
Closed Sales	3	3	0.0%	9	5	- 44.4%
Days on Market Until Sale	2	4	+ 100.0%	6	6	0.0%
Median Sales Price*	\$170,000	\$225,000	+ 32.4%	\$150,000	\$225,000	+ 50.0%
Average Sales Price*	\$171,667	\$204,667	+ 19.2%	\$154,826	\$206,000	+ 33.1%
Percent of List Price Received*	97.1%	101.9%	+ 4.9%	99.9%	101.5%	+ 1.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 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.

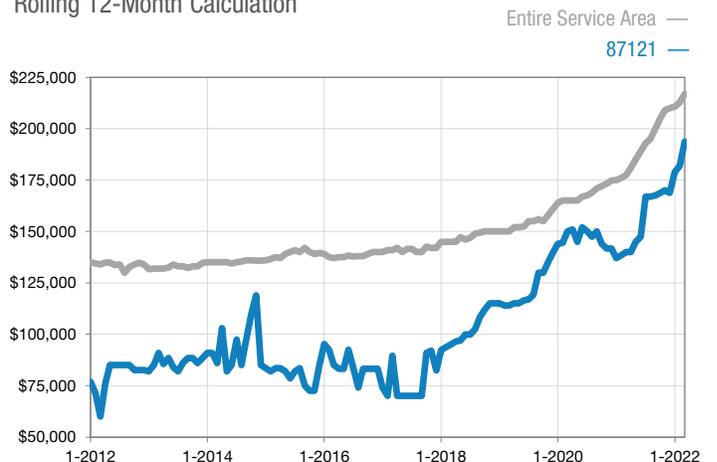
Median Sales Price - Single-Family Detached

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.