Local Market Update for March 2022

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

gaar

UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached

| Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	17	13	- 23.5%	55	48	- 12.7%
Pending Sales	19	13	- 31.6%	68	42	- 38.2%
Closed Sales	27	16	- 40.7%	71	45	- 36.6%
Days on Market Until Sale	39	17	- 56.4%	39	22	- 43.6%
Median Sales Price*	$250,000	$374,500	+ 49.8%	$246,000	$330,000	+ 34.1%
Average Sales Price*	$257,285	$411,578	+ 60.0%	$258,780	$351,590	+ 35.9%
Percent of List Price Received*	98.9%	105.7%	+ 6.9%	98.9%	102.0%	+ 3.1%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	2	4	+ 100.0%	9	12	+ 33.3%
Pending Sales	4	3	- 25.0%	8	13	+ 62.5%
Closed Sales	3	6	+ 100.0%	9	11	+ 22.2%
Days on Market Until Sale	55	5	- 90.9%	39	12	- 69.2%
Median Sales Price*	$275,000	$99,950	- 63.7%	$230,000	$107,000	- 53.5%
Average Sales Price*	$285,000	$146,267	- 48.7%	$239,222	$171,055	- 28.5%
Percent of List Price Received*	99.2%	102.7%	+ 3.5%	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	--	--	--	--	--

* 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.
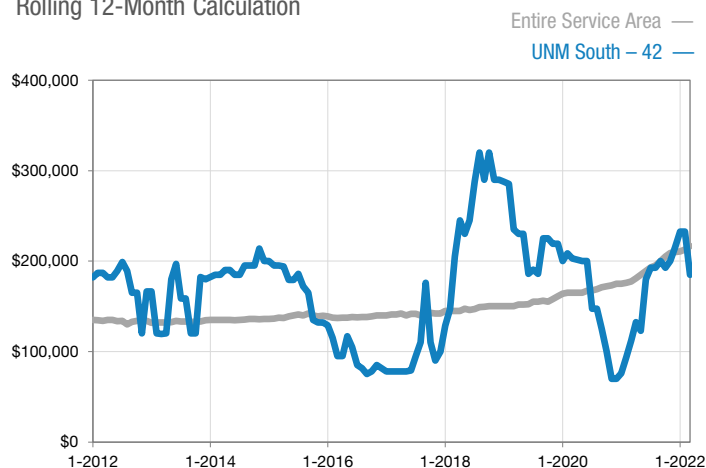
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM South – 42 —
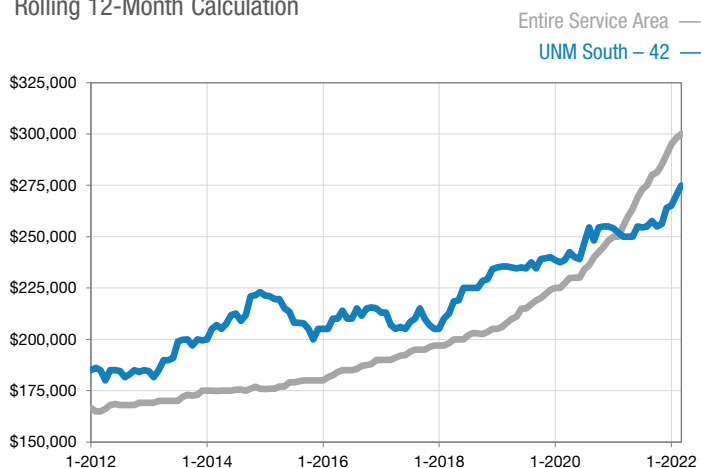
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
UNM South – 42 —

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.