

Local Market Update for March 2022

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



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Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	33	16	- 51.5%	69	41	- 40.6%
Pending Sales	21	15	- 28.6%	54	45	- 16.7%
Closed Sales	14	17	+ 21.4%	54	44	- 18.5%
Days on Market Until Sale	7	17	+ 142.9%	18	30	+ 66.7%
Median Sales Price*	\$322,500	\$379,000	+ 17.5%	\$332,500	\$421,500	+ 26.8%
Average Sales Price*	\$394,214	\$440,366	+ 11.7%	\$362,907	\$454,166	+ 25.1%
Percent of List Price Received*	99.2%	104.5%	+ 5.3%	99.0%	102.1%	+ 3.1%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

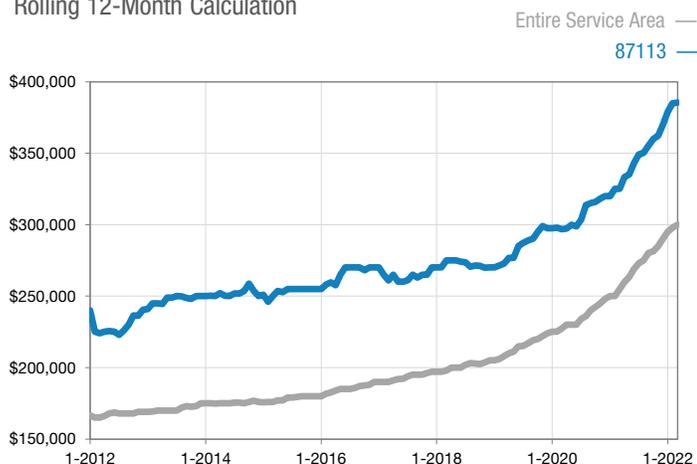
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	0	4	--	2	7	+ 250.0%
Pending Sales	0	4	--	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	4	5	+ 25.0%
Days on Market Until Sale	8	2	- 75.0%	16	2	- 87.5%
Median Sales Price*	\$225,000	\$222,500	- 1.1%	\$177,500	\$222,000	+ 25.1%
Average Sales Price*	\$225,000	\$222,500	- 1.1%	\$179,375	\$234,000	+ 30.5%
Percent of List Price Received*	99.1%	101.2%	+ 2.1%	99.2%	104.2%	+ 5.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

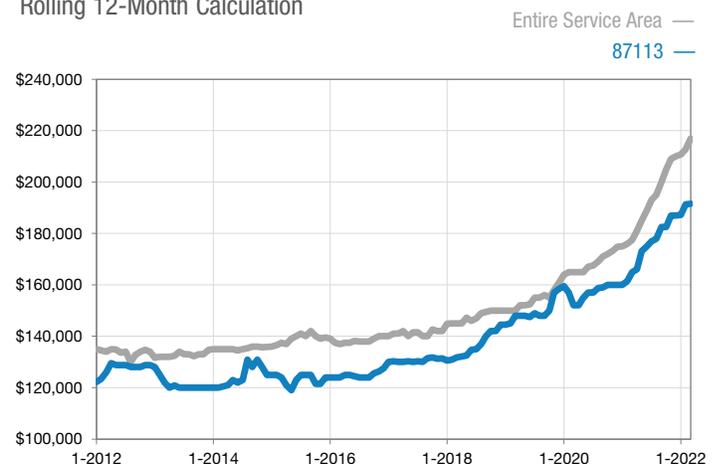
Median Sales Price - Single-Family Detached

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.