

Local Market Update for March 2022

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



87109

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	42	29	- 31.0%	99	63	- 36.4%
Pending Sales	31	27	- 12.9%	91	58	- 36.3%
Closed Sales	29	21	- 27.6%	78	60	- 23.1%
Days on Market Until Sale	6	4	- 33.3%	14	8	- 42.9%
Median Sales Price*	\$295,000	\$345,000	+ 16.9%	\$309,500	\$343,000	+ 10.8%
Average Sales Price*	\$310,981	\$355,975	+ 14.5%	\$316,442	\$356,287	+ 12.6%
Percent of List Price Received*	101.0%	102.4%	+ 1.4%	99.6%	101.5%	+ 1.9%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

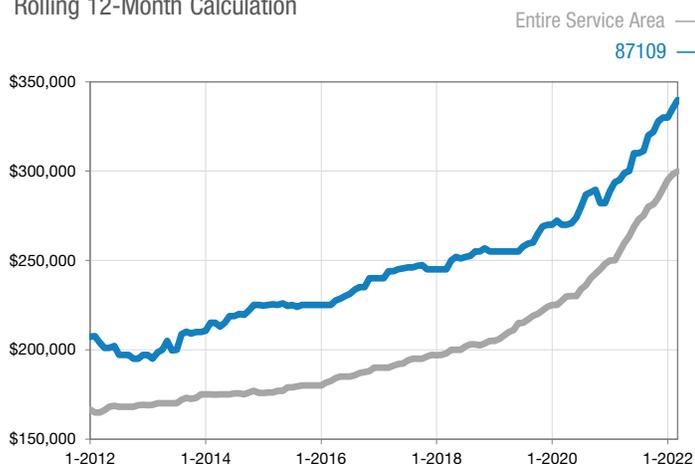
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	17	8	- 52.9%	42	29	- 31.0%
Pending Sales	20	8	- 60.0%	41	33	- 19.5%
Closed Sales	15	8	- 46.7%	32	36	+ 12.5%
Days on Market Until Sale	5	23	+ 360.0%	9	25	+ 177.8%
Median Sales Price*	\$110,000	\$300,500	+ 173.2%	\$145,500	\$190,500	+ 30.9%
Average Sales Price*	\$145,227	\$280,000	+ 92.8%	\$158,259	\$191,808	+ 21.2%
Percent of List Price Received*	101.1%	101.2%	+ 0.1%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--

* 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.

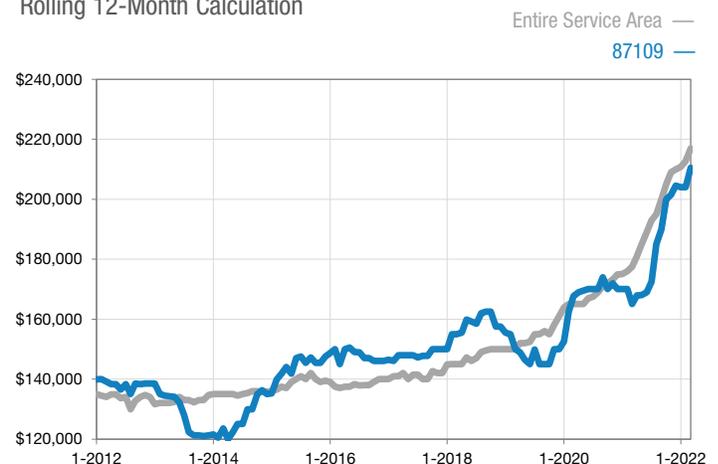
Median Sales Price - Single-Family Detached

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.