

Local Market Update for March 2022

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	25	21	- 16.0%	52	52	0.0%
Pending Sales	19	19	0.0%	53	49	- 7.5%
Closed Sales	17	18	+ 5.9%	55	43	- 21.8%
Days on Market Until Sale	29	11	- 62.1%	26	23	- 11.5%
Median Sales Price*	\$225,000	\$314,500	+ 39.8%	\$214,045	\$314,000	+ 46.7%
Average Sales Price*	\$298,401	\$350,162	+ 17.3%	\$259,774	\$346,405	+ 33.3%
Percent of List Price Received*	100.4%	101.3%	+ 0.9%	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

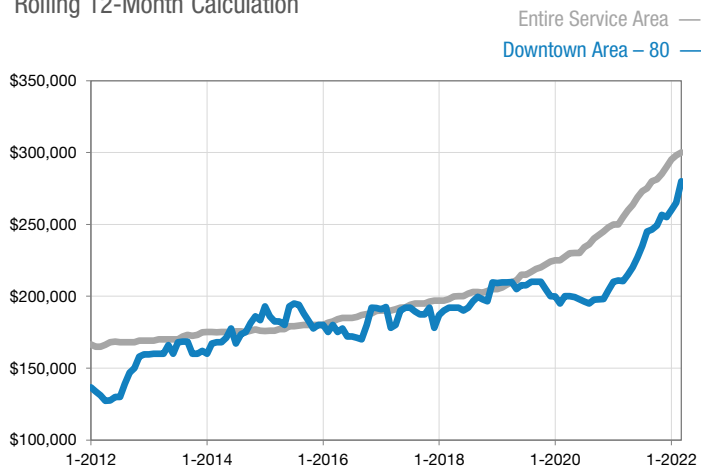
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	15	12	- 20.0%	31	24	- 22.6%
Pending Sales	16	4	- 75.0%	28	19	- 32.1%
Closed Sales	5	8	+ 60.0%	18	22	+ 22.2%
Days on Market Until Sale	35	5	- 85.7%	41	17	- 58.5%
Median Sales Price*	\$205,000	\$286,353	+ 39.7%	\$276,250	\$267,500	- 3.2%
Average Sales Price*	\$235,600	\$292,633	+ 24.2%	\$251,444	\$286,114	+ 13.8%
Percent of List Price Received*	97.6%	101.8%	+ 4.3%	97.5%	100.4%	+ 3.0%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

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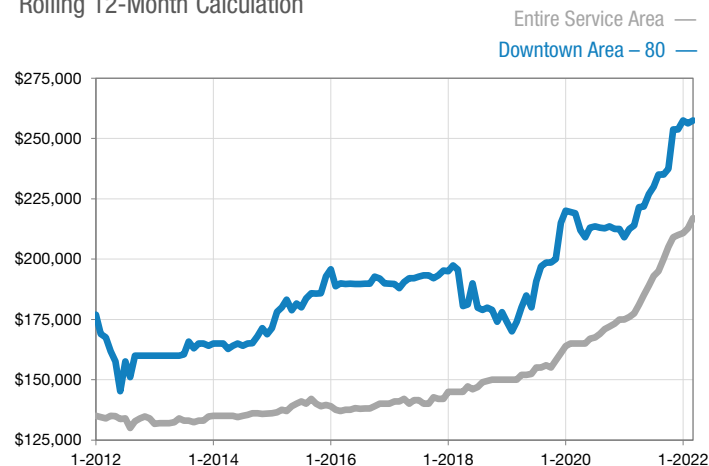
Median Sales Price - Single-Family Detached

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.