

Local Market Update for April 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	41	37	- 9.8%	140	137	- 2.1%
Pending Sales	35	35	0.0%	132	121	- 8.3%
Closed Sales	25	31	+ 24.0%	121	120	- 0.8%
Days on Market Until Sale	5	8	+ 60.0%	16	14	- 12.5%
Median Sales Price*	\$245,000	\$300,000	+ 22.4%	\$240,000	\$265,000	+ 10.4%
Average Sales Price*	\$258,419	\$307,628	+ 19.0%	\$244,671	\$285,172	+ 16.6%
Percent of List Price Received*	102.6%	103.4%	+ 0.8%	100.2%	101.6%	+ 1.4%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

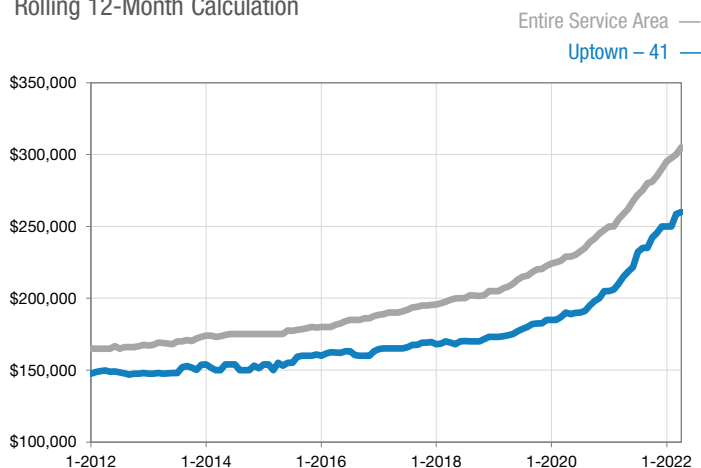
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	6	7	+ 16.7%	16	24	+ 50.0%
Pending Sales	4	8	+ 100.0%	13	29	+ 123.1%
Closed Sales	3	5	+ 66.7%	15	23	+ 53.3%
Days on Market Until Sale	2	7	+ 250.0%	13	27	+ 107.7%
Median Sales Price*	\$128,000	\$170,000	+ 32.8%	\$121,250	\$160,000	+ 32.0%
Average Sales Price*	\$149,967	\$227,900	+ 52.0%	\$127,517	\$216,199	+ 69.5%
Percent of List Price Received*	97.2%	102.5%	+ 5.5%	99.9%	101.3%	+ 1.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

* 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.

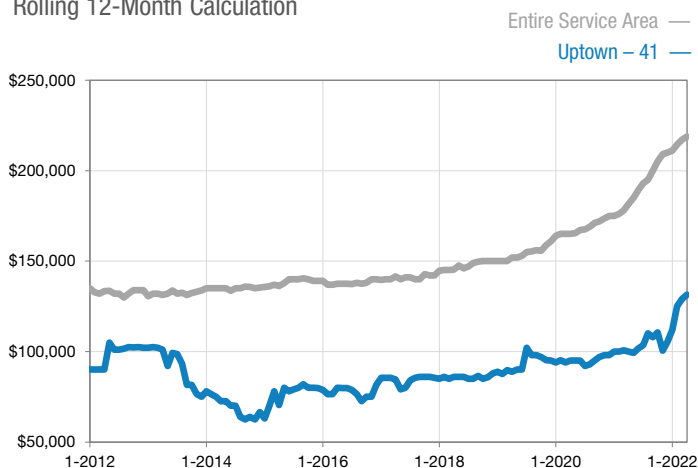
Median Sales Price - Single-Family Detached

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.