

Local Market Update for April 2022

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



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Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	38	24	- 36.8%	117	128	+ 9.4%
Pending Sales	26	21	- 19.2%	89	97	+ 9.0%
Closed Sales	24	22	- 8.3%	84	85	+ 1.2%
Days on Market Until Sale	23	20	- 13.0%	29	25	- 13.8%
Median Sales Price*	\$310,000	\$411,000	+ 32.6%	\$302,500	\$300,000	- 0.8%
Average Sales Price*	\$378,158	\$518,129	+ 37.0%	\$340,115	\$421,982	+ 24.1%
Percent of List Price Received*	99.4%	101.3%	+ 1.9%	99.6%	100.0%	+ 0.4%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

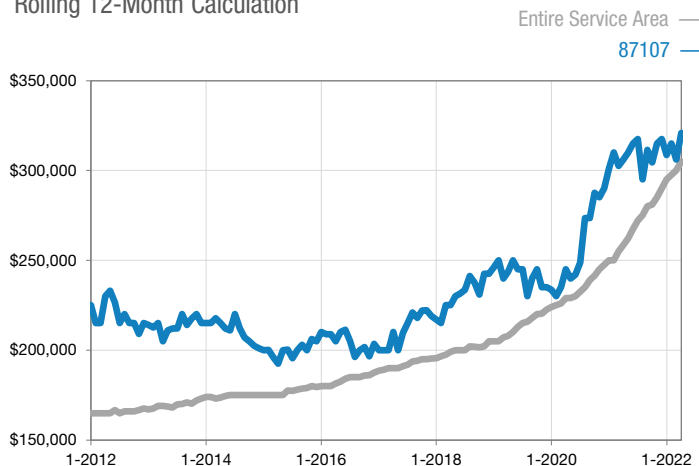
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	6	6	0.0%	23	22	- 4.3%
Pending Sales	7	4	- 42.9%	18	21	+ 16.7%
Closed Sales	3	2	- 33.3%	10	23	+ 130.0%
Days on Market Until Sale	3	1	- 66.7%	7	15	+ 114.3%
Median Sales Price*	\$188,000	\$163,500	- 13.0%	\$199,000	\$240,000	+ 20.6%
Average Sales Price*	\$211,633	\$163,500	- 22.7%	\$212,540	\$246,916	+ 16.2%
Percent of List Price Received*	98.6%	93.1%	- 5.6%	99.4%	101.3%	+ 1.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

* 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.

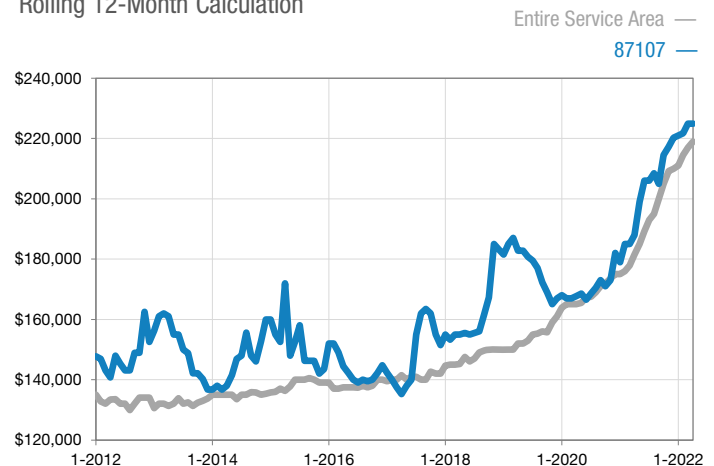
Median Sales Price - Single-Family Detached

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.