

Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	21	24	+ 14.3%	73	77	+ 5.5%
Pending Sales	23	27	+ 17.4%	76	76	0.0%
Closed Sales	17	15	- 11.8%	72	58	- 19.4%
Days on Market Until Sale	43	9	- 79.1%	30	19	- 36.7%
Median Sales Price*	\$357,000	\$250,000	- 30.0%	\$231,000	\$292,500	+ 26.6%
Average Sales Price*	\$358,841	\$281,867	- 21.5%	\$283,165	\$329,714	+ 16.4%
Percent of List Price Received*	101.6%	103.4%	+ 1.8%	100.2%	101.9%	+ 1.7%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

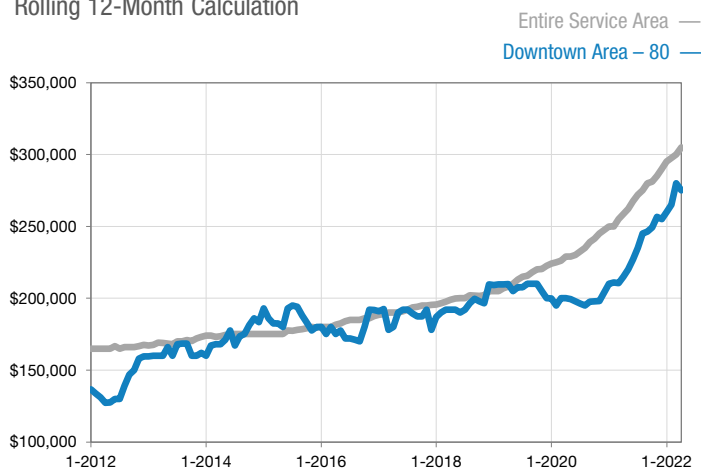
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	17	8	- 52.9%	48	32	- 33.3%
Pending Sales	16	12	- 25.0%	44	31	- 29.5%
Closed Sales	13	7	- 46.2%	31	29	- 6.5%
Days on Market Until Sale	48	18	- 62.5%	44	17	- 61.4%
Median Sales Price*	\$266,950	\$260,000	- 2.6%	\$272,500	\$260,000	- 4.6%
Average Sales Price*	\$285,285	\$245,757	- 13.9%	\$265,635	\$276,373	+ 4.0%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	97.8%	100.2%	+ 2.5%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

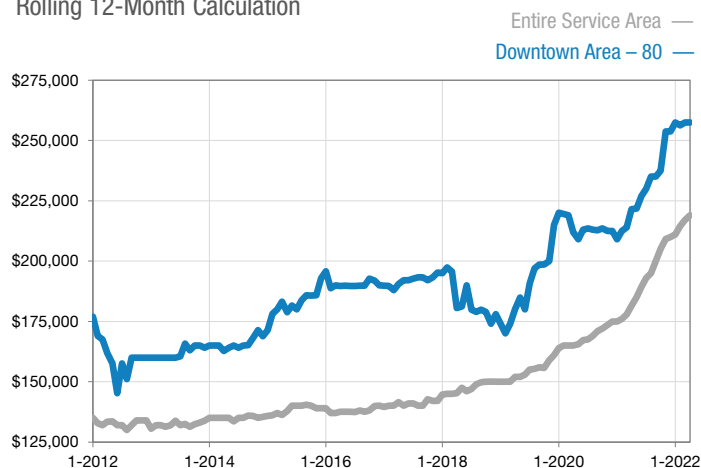
Median Sales Price - Single-Family Detached

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.