

Local Market Update for April 2022

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	21	21	0.0%	84	65	- 22.6%
Pending Sales	18	18	0.0%	76	56	- 26.3%
Closed Sales	22	15	- 31.8%	71	54	- 23.9%
Days on Market Until Sale	17	12	- 29.4%	16	10	- 37.5%
Median Sales Price*	\$288,835	\$335,000	+ 16.0%	\$296,670	\$325,750	+ 9.8%
Average Sales Price*	\$303,521	\$352,409	+ 16.1%	\$304,816	\$340,424	+ 11.7%
Percent of List Price Received*	101.3%	104.5%	+ 3.2%	99.8%	102.0%	+ 2.2%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

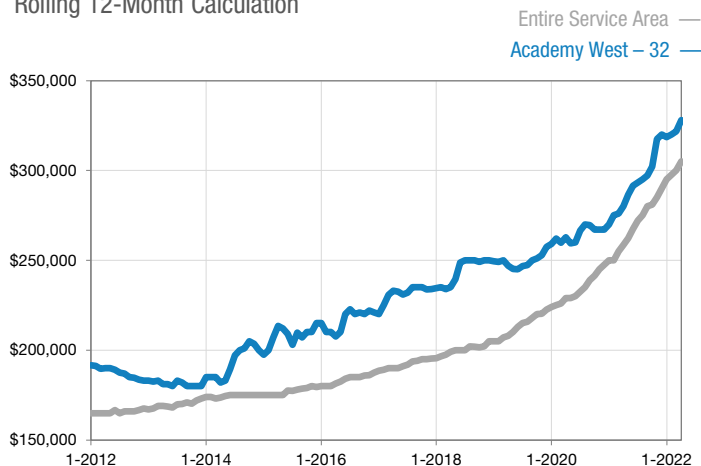
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	17	11	- 35.3%	57	37	- 35.1%
Pending Sales	12	8	- 33.3%	52	36	- 30.8%
Closed Sales	17	8	- 52.9%	48	38	- 20.8%
Days on Market Until Sale	6	5	- 16.7%	8	17	+ 112.5%
Median Sales Price*	\$245,000	\$232,500	- 5.1%	\$176,500	\$132,500	- 24.9%
Average Sales Price*	\$215,256	\$233,625	+ 8.5%	\$174,409	\$183,766	+ 5.4%
Percent of List Price Received*	99.7%	104.2%	+ 4.5%	99.4%	100.8%	+ 1.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
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.

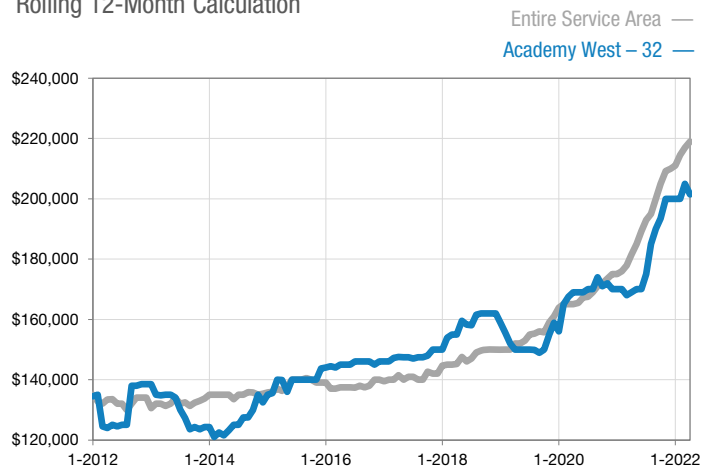
Median Sales Price - Single-Family Detached

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.