

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	59	73	+ 23.7%	202	215	+ 6.4%
Pending Sales	51	68	+ 33.3%	209	203	- 2.9%
Closed Sales	52	46	- 11.5%	198	168	- 15.2%
Days on Market Until Sale	10	7	- 30.0%	19	10	- 47.4%
Median Sales Price*	\$240,000	\$282,500	+ 17.7%	\$233,500	\$275,000	+ 17.8%
Average Sales Price*	\$260,788	\$328,478	+ 26.0%	\$253,156	\$299,514	+ 18.3%
Percent of List Price Received*	102.5%	104.0%	+ 1.5%	100.4%	102.7%	+ 2.3%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

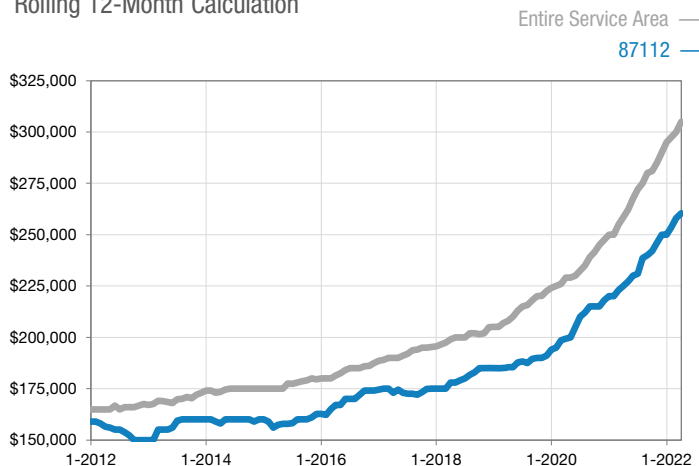
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	4	8	+ 100.0%	27	20	- 25.9%
Pending Sales	5	10	+ 100.0%	28	18	- 35.7%
Closed Sales	9	6	- 33.3%	30	13	- 56.7%
Days on Market Until Sale	17	3	- 82.4%	24	3	- 87.5%
Median Sales Price*	\$210,000	\$235,000	+ 11.9%	\$187,000	\$250,000	+ 33.7%
Average Sales Price*	\$214,633	\$206,167	- 3.9%	\$184,623	\$232,608	+ 26.0%
Percent of List Price Received*	103.4%	106.5%	+ 3.0%	101.1%	103.5%	+ 2.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.5	0.1	- 80.0%	--	--	--

* 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.

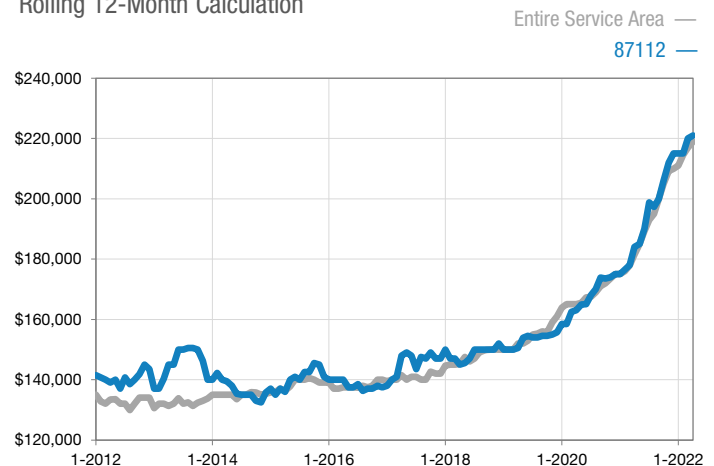
Median Sales Price - Single-Family Detached

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.