

Local Market Update for April 2022

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	29	23	- 20.7%	84	71	- 15.5%
Pending Sales	22	22	0.0%	90	64	- 28.9%
Closed Sales	20	10	- 50.0%	91	56	- 38.5%
Days on Market Until Sale	27	5	- 81.5%	36	19	- 47.2%
Median Sales Price*	\$255,000	\$380,500	+ 49.2%	\$250,000	\$341,500	+ 36.6%
Average Sales Price*	\$288,003	\$417,830	+ 45.1%	\$265,203	\$364,730	+ 37.5%
Percent of List Price Received*	100.0%	104.2%	+ 4.2%	99.2%	102.4%	+ 3.2%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

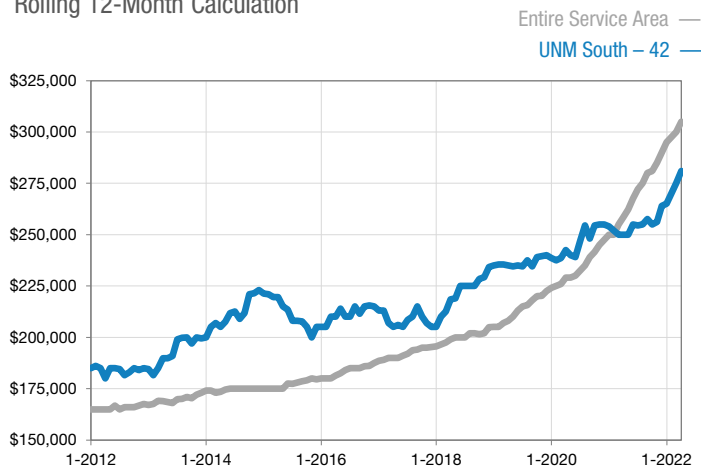
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	5	4	- 20.0%	14	17	+ 21.4%
Pending Sales	6	5	- 16.7%	14	18	+ 28.6%
Closed Sales	3	5	+ 66.7%	12	16	+ 33.3%
Days on Market Until Sale	75	9	- 88.0%	48	11	- 77.1%
Median Sales Price*	\$123,000	\$360,000	+ 192.7%	\$222,500	\$136,000	- 38.9%
Average Sales Price*	\$264,333	\$264,600	+ 0.1%	\$245,500	\$200,288	- 18.4%
Percent of List Price Received*	95.9%	99.5%	+ 3.8%	97.9%	99.5%	+ 1.6%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

* 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.

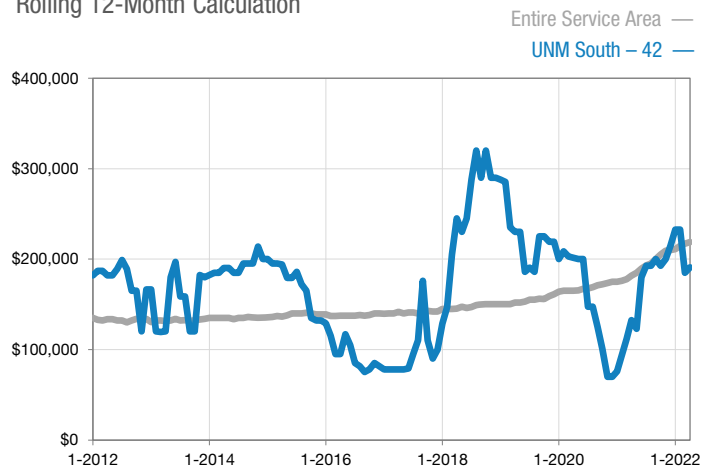
Median Sales Price - Single-Family Detached

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.