

Local Market Update for April 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	15	19	+ 26.7%	78	87	+ 11.5%
Pending Sales	20	16	- 20.0%	67	78	+ 16.4%
Closed Sales	15	21	+ 40.0%	66	75	+ 13.6%
Days on Market Until Sale	43	6	- 86.0%	27	15	- 44.4%
Median Sales Price*	\$211,000	\$238,000	+ 12.8%	\$173,500	\$202,000	+ 16.4%
Average Sales Price*	\$202,240	\$239,006	+ 18.2%	\$183,679	\$218,939	+ 19.2%
Percent of List Price Received*	99.0%	102.5%	+ 3.5%	99.1%	100.4%	+ 1.3%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

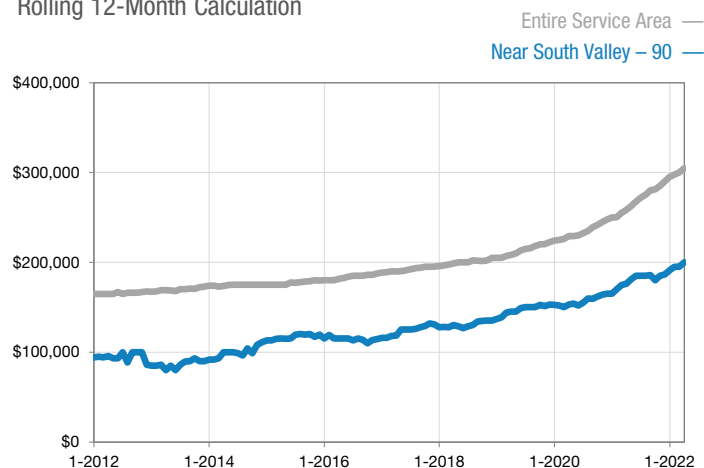
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	1	4	+ 300.0%	5	9	+ 80.0%
Pending Sales	0	2	--	3	6	+ 100.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	8	3	- 62.5%	4	2	- 50.0%
Median Sales Price*	\$155,000	\$164,900	+ 6.4%	\$155,000	\$169,950	+ 9.6%
Average Sales Price*	\$155,000	\$164,900	+ 6.4%	\$139,667	\$169,950	+ 21.7%
Percent of List Price Received*	105.4%	103.1%	- 2.2%	101.1%	98.9%	- 2.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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.

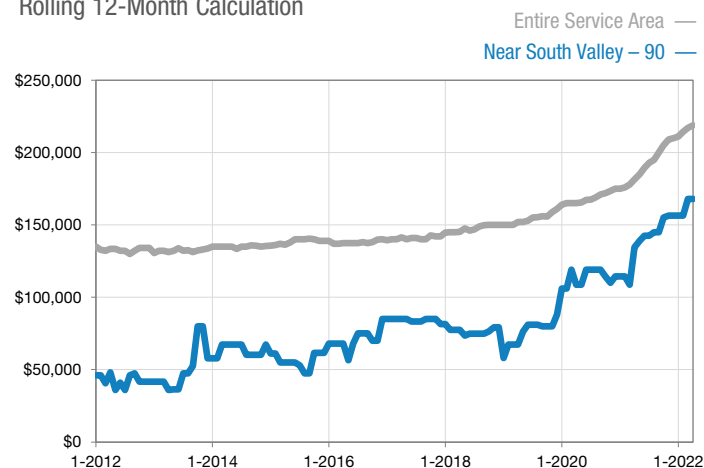
Median Sales Price - Single-Family Detached

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.