

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	27	32	+ 18.5%	109	103	- 5.5%
Pending Sales	26	33	+ 26.9%	106	97	- 8.5%
Closed Sales	34	17	- 50.0%	105	83	- 21.0%
Days on Market Until Sale	29	3	- 89.7%	33	16	- 51.5%
Median Sales Price*	\$231,950	\$230,000	- 0.8%	\$230,000	\$255,000	+ 10.9%
Average Sales Price*	\$252,739	\$273,559	+ 8.2%	\$244,325	\$295,357	+ 20.9%
Percent of List Price Received*	98.8%	103.1%	+ 4.4%	99.1%	102.5%	+ 3.4%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

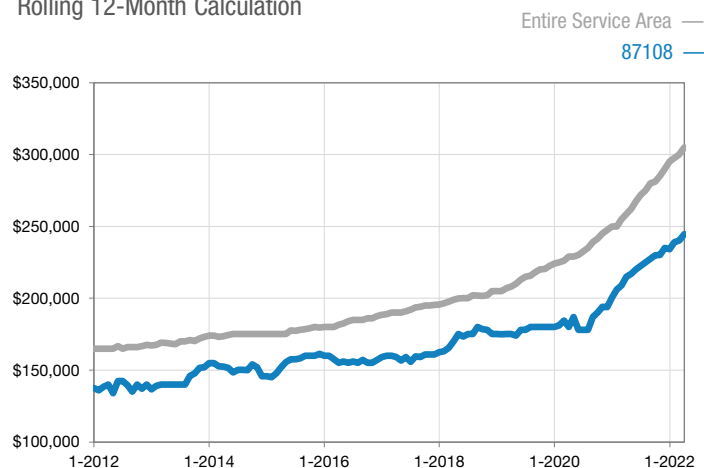
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	5	1	- 80.0%	16	12	- 25.0%
Pending Sales	7	3	- 57.1%	18	10	- 44.4%
Closed Sales	5	4	- 20.0%	15	9	- 40.0%
Days on Market Until Sale	48	22	- 54.2%	48	22	- 54.2%
Median Sales Price*	\$123,000	\$225,500	+ 83.3%	\$155,000	\$107,000	- 31.0%
Average Sales Price*	\$199,600	\$240,750	+ 20.6%	\$216,800	\$176,667	- 18.5%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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.

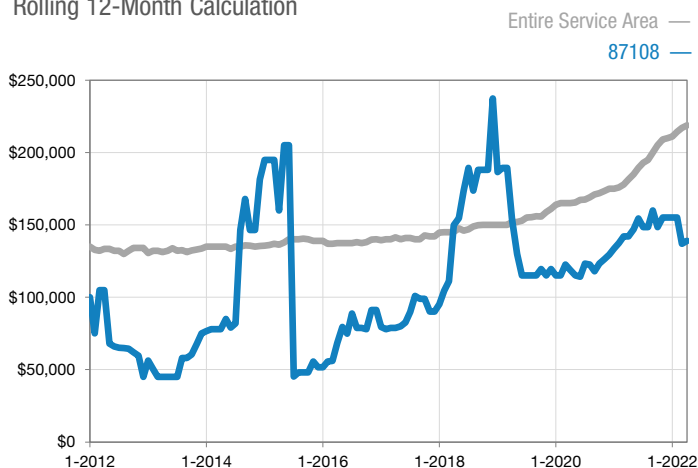
Median Sales Price - Single-Family Detached

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.