

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	89	79	- 11.2%	291	250	- 14.1%
Pending Sales	72	69	- 4.2%	275	228	- 17.1%
Closed Sales	74	64	- 13.5%	249	201	- 19.3%
Days on Market Until Sale	18	8	- 55.6%	21	12	- 42.9%
Median Sales Price*	\$324,500	\$434,000	+ 33.7%	\$340,000	\$415,000	+ 22.1%
Average Sales Price*	\$386,104	\$509,849	+ 32.0%	\$398,270	\$485,739	+ 22.0%
Percent of List Price Received*	100.6%	104.1%	+ 3.5%	100.4%	103.0%	+ 2.6%
Inventory of Homes for Sale	51	33	- 35.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

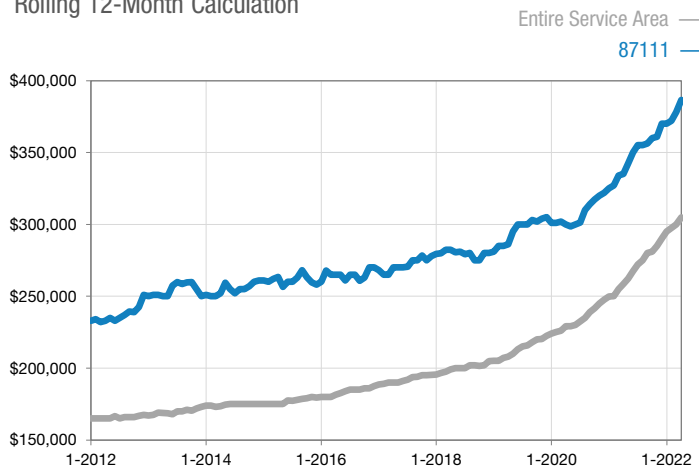
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	18	18	0.0%	60	54	- 10.0%
Pending Sales	14	17	+ 21.4%	55	51	- 7.3%
Closed Sales	19	15	- 21.1%	62	43	- 30.6%
Days on Market Until Sale	12	5	- 58.3%	17	5	- 70.6%
Median Sales Price*	\$247,680	\$345,000	+ 39.3%	\$247,340	\$270,000	+ 9.2%
Average Sales Price*	\$233,410	\$341,718	+ 46.4%	\$245,562	\$304,967	+ 24.2%
Percent of List Price Received*	100.9%	104.4%	+ 3.5%	101.0%	103.7%	+ 2.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

* 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.

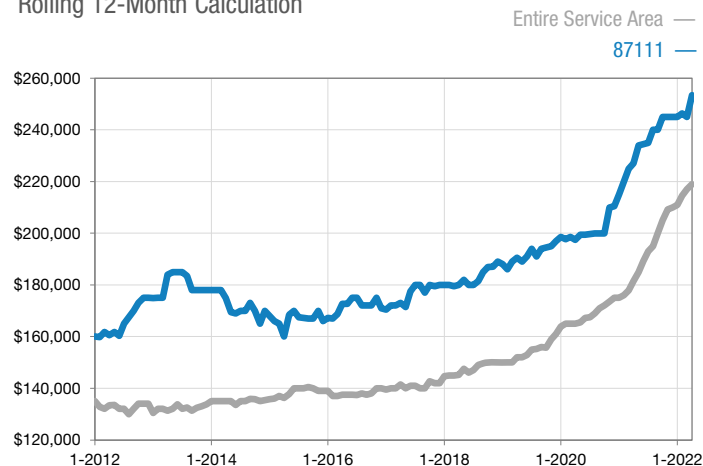
Median Sales Price - Single-Family Detached

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.