

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	62	43	- 30.6%	161	115	- 28.6%
Pending Sales	53	34	- 35.8%	140	103	- 26.4%
Closed Sales	34	28	- 17.6%	112	79	- 29.5%
Days on Market Until Sale	27	18	- 33.3%	29	19	- 34.5%
Median Sales Price*	\$651,855	\$645,000	- 1.1%	\$637,500	\$679,000	+ 6.5%
Average Sales Price*	\$685,474	\$750,680	+ 9.5%	\$671,876	\$778,969	+ 15.9%
Percent of List Price Received*	99.4%	102.0%	+ 2.6%	99.0%	101.8%	+ 2.8%
Inventory of Homes for Sale	37	25	- 32.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

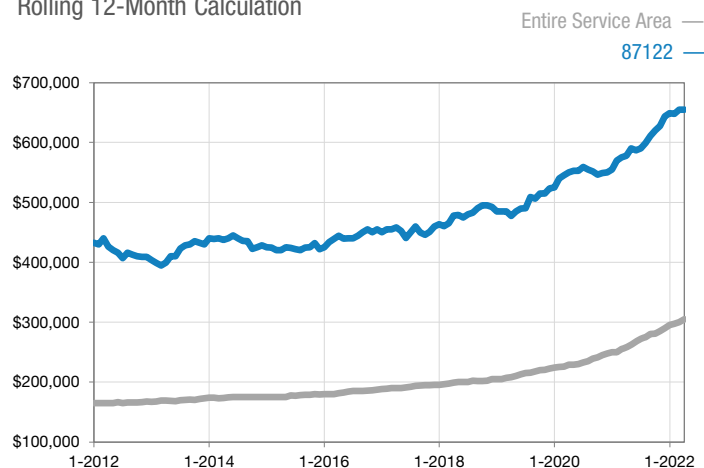
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	4	1	- 75.0%	10	3	- 70.0%
Pending Sales	4	1	- 75.0%	9	3	- 66.7%
Closed Sales	2	1	- 50.0%	9	3	- 66.7%
Days on Market Until Sale	5	3	- 40.0%	26	2	- 92.3%
Median Sales Price*	\$354,500	\$120,000	- 66.1%	\$259,900	\$302,000	+ 16.2%
Average Sales Price*	\$354,500	\$120,000	- 66.1%	\$276,878	\$282,333	+ 2.0%
Percent of List Price Received*	101.3%	120.0%	+ 18.5%	99.5%	112.1%	+ 12.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

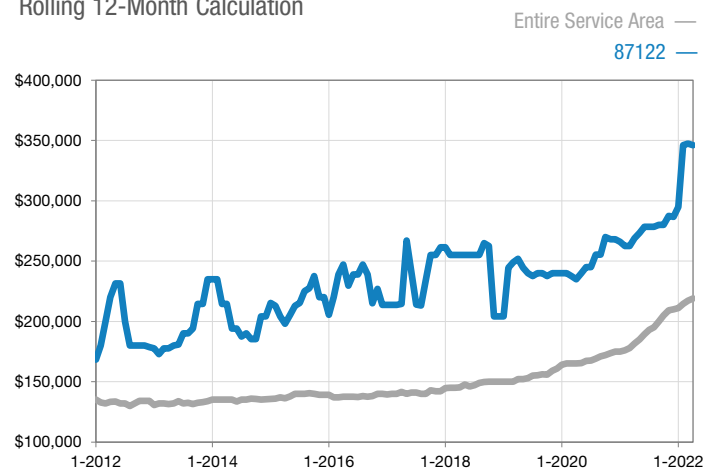
Median Sales Price - Single-Family Detached

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.