

Local Market Update for April 2022

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



87114

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	130	123	- 5.4%	479	384	- 19.8%
Pending Sales	109	111	+ 1.8%	444	366	- 17.6%
Closed Sales	124	88	- 29.0%	423	309	- 27.0%
Days on Market Until Sale	8	6	- 25.0%	12	10	- 16.7%
Median Sales Price*	\$286,500	\$355,000	+ 23.9%	\$272,000	\$342,900	+ 26.1%
Average Sales Price*	\$321,373	\$392,374	+ 22.1%	\$305,893	\$371,310	+ 21.4%
Percent of List Price Received*	101.7%	103.2%	+ 1.5%	100.8%	102.2%	+ 1.4%
Inventory of Homes for Sale	66	42	- 36.4%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

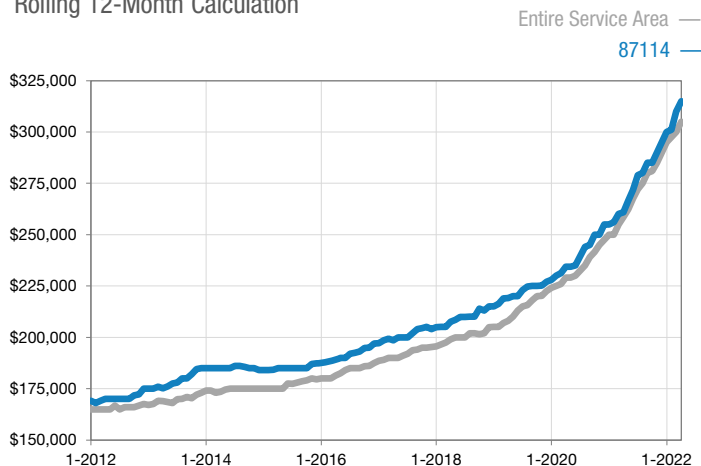
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	3	3	0.0%	20	16	- 20.0%
Pending Sales	3	2	- 33.3%	20	14	- 30.0%
Closed Sales	6	5	- 16.7%	23	18	- 21.7%
Days on Market Until Sale	6	2	- 66.7%	11	2	- 81.8%
Median Sales Price*	\$246,500	\$204,500	- 17.0%	\$195,000	\$186,915	- 4.1%
Average Sales Price*	\$244,500	\$224,000	- 8.4%	\$196,582	\$199,435	+ 1.5%
Percent of List Price Received*	103.7%	101.1%	- 2.5%	101.5%	104.0%	+ 2.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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.

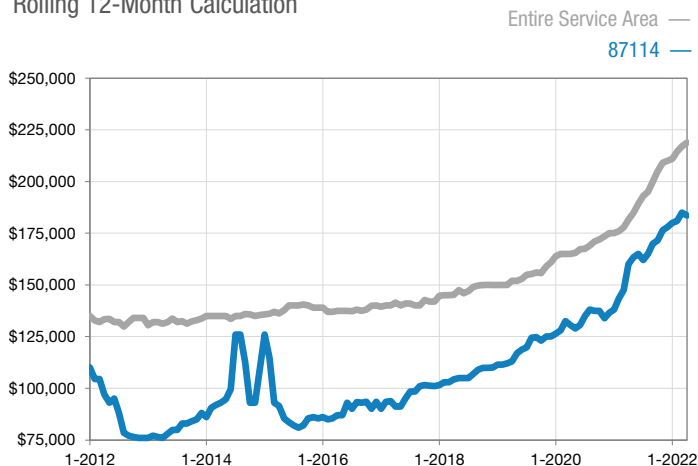
Median Sales Price - Single-Family Detached

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.