

Local Market Update for April 2022

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	32	24	- 25.0%	104	75	- 27.9%
Pending Sales	29	21	- 27.6%	93	67	- 28.0%
Closed Sales	24	17	- 29.2%	85	59	- 30.6%
Days on Market Until Sale	18	16	- 11.1%	31	12	- 61.3%
Median Sales Price*	\$330,500	\$373,000	+ 12.9%	\$315,000	\$365,000	+ 15.9%
Average Sales Price*	\$394,063	\$412,971	+ 4.8%	\$357,483	\$416,718	+ 16.6%
Percent of List Price Received*	99.9%	101.1%	+ 1.2%	99.3%	103.2%	+ 3.9%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

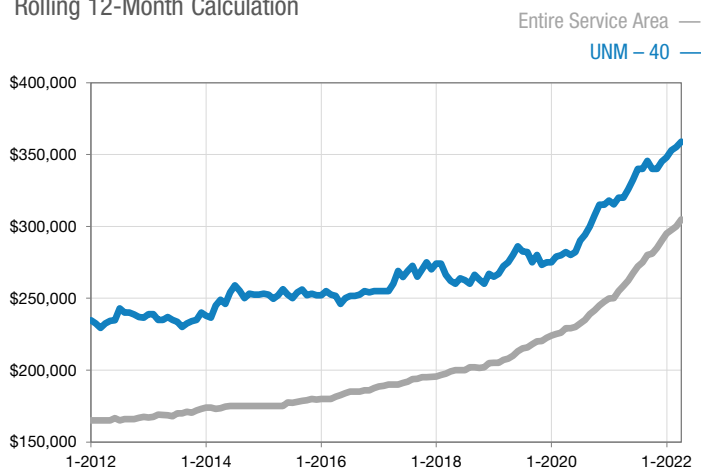
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	3	1	- 66.7%	9	6	- 33.3%
Pending Sales	3	0	- 100.0%	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	21	--	--	27	6	- 77.8%
Median Sales Price*	\$293,000	--	--	\$228,000	\$400,000	+ 75.4%
Average Sales Price*	\$293,000	--	--	\$235,333	\$383,300	+ 62.9%
Percent of List Price Received*	98.3%	--	--	96.9%	97.5%	+ 0.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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.

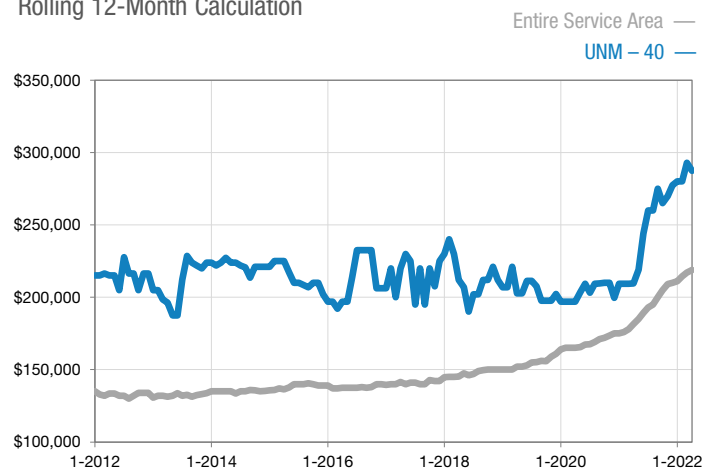
Median Sales Price - Single-Family Detached

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.