



HOUSING STATISTICS

April 2022

County	2022 YTD Sales	2022 YTD Median Sold Price	Active Listings	April Sales	April MEDIAN Sold Price	April Volume	April Average Days On Market	April Average Sale Price	Pending Listings**
Bernalillo	2,703	\$307,000	4,245	763	\$326,000	\$288,524,014	10	\$378,144	845
Catron	11	\$260,000	35	2	\$357,500	\$715,000	672	\$357,500	4
Chaves	174	\$192,500	112	62	\$206,500	\$13,733,450	88	\$221,507	14
Cibola	27	\$150,000	33	7	\$153,000	\$1,351,000	269	\$193,000	10
Colfax	97	\$365,000	96	29	\$467,000	\$17,033,395	99	\$587,358	5
Curry	245	\$208,000	69	61	\$210,000	\$14,445,964	63	\$236,819	64
Dona Ana	877	\$279,000	204	244	\$285,000	\$75,618,392	21	\$309,911	212
Eddy	210	\$257,200	156	49	\$285,000	\$13,409,232	126	\$273,658	54
Grant	101	\$250,000	41	28	\$279,188	\$9,534,853	52	\$340,530	28
Guadalupe	4	\$152,500	10	1	\$37,790	\$37,790	70	\$37,790	1
Hidalgo	1	\$70,000	4						1
Lea	214	\$203,250	78	56	\$225,000	\$12,505,344	117	\$223,310	64
Lincoln	232	\$346,000	131	60	\$336,500	\$26,760,151	69	\$446,003	38
Los Alamos	108	\$467,000	8	27	\$449,000	\$13,269,842	7	\$491,476	25
Luna	46	\$160,500	18	8	\$208,500	\$1,663,400	60	\$207,925	14
McKinley	61	\$188,700	39	15	\$191,450	\$2,897,592	111	\$193,173	18
Mora	1	\$150,000	4						
Otero	164	\$220,000	92	78	\$260,450	\$20,876,462	32	\$267,647	87
Quay	8	\$165,000	8	4	\$250,000	\$1,803,000	91	\$450,750	1
Rio Arriba	57	\$350,000	54	12	\$384,000	\$4,823,500	63	\$401,958	18
Roosevelt	49	\$164,000	35	13	\$164,000	\$1,982,000	90	\$152,462	16
San Juan	287	\$235,000	70	80	\$225,000	\$19,178,662	34	\$239,733	85
San Miguel	44	\$264,750	43	13	\$215,000	\$3,610,400	158	\$277,723	14
Sandoval	817	\$345,000	1,297	211	\$343,250	\$84,733,865	14	\$401,582	248
Santa Fe	705	\$520,000	270	175	\$600,000	\$124,475,472	20	\$711,288	191
Sierra	46	\$180,000	29	17	\$161,000	\$3,713,400	82	\$218,435	14
Socorro	25	\$191,000	69	8	\$150,000	\$1,512,000	16	\$189,000	10
Taos	155	\$435,000	157	37	\$475,000	\$20,208,800	97	\$546,184	2
Torrance	28	\$182,500	56	5	\$150,000	\$862,000	52	\$172,400	9
Union	5	\$79,900	9	1	\$142,000	\$142,000	193	\$142,000	2
Valencia	339	\$274,900	572	90	\$281,295	\$28,153,635	23	\$312,818	88
NM Total	7,841	\$300,000	8,044	2,156	\$308,250	\$807,574,614	35	\$374,571	2,182

The information is furnished to the NATIONAL ASSOCIATION OF REALTORS® by the Greater Albuquerque Association of REALTORS® - Southwest MLS, Las Cruces Association of REALTORS® Multiple Listing and Information Services, Inc., Otero County Association of REALTORS®, New Mexico Association of REALTORS® - NM MLS, Roswell Association of REALTORS®, Santa Fe Association of REALTORS® MLS, San Juan County Board of REALTORS® MLS, Ruidoso/Lincoln County Board of REALTORS®, Taos County Association of REALTORS®, Silver City Regional Association of REALTORS®.

Blank areas and/or missing counties represent no data available and/or reported.

**contract date in current month

This report does not represent all real estate activity in the market. The data is deemed substantially correct, the New Mexico Association of REALTORS® does not guarantee, or is in any way responsible for its accuracy.



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Inflation Continues to Impact Sales

“Inflation continues to make an impact on all facets of the economy, including real estate in New Mexico,” says Damon Maddox, NMAR President. “Inventory continues to be an issue, driving prices to levels New Mexico hasn’t seen.”

“We know that with rising inflation the Fed will be more aggressive with its monetary policy which ultimately effects mortgage rates,” says NMAR CEO M. Steven Anaya, “April ended with 5.10 percent for a 30-year fixed rate mortgage. We haven’t seen rates at 5 percent since February of 2011. Ostensibly, homeowners are dealing with both rising home prices and rising mortgage rates.”

“Higher home prices and sharply higher mortgage rates have reduced buyer activity,” said Lawrence Yun, NAR’s chief economist. “It looks like more declines are imminent in the upcoming months, and we’ll likely return to the pre-pandemic home sales activity after the remarkable surge over the past two years.”

New Mexico did see a slight increase of 3.26 percent in median home sales price with April at \$308,250 compared to last month’s \$298,500 and a 16.32 percent increase compared to \$265,000 in April 2021. Santa Fe County had a record-breaking month with a median sale price of \$600,000, a 14.86 percent increase from last month. This is the highest sale price on record since NMAR started keeping state-wide statistical information in 2008.

Active listings increased by 21.97 percent or 8,044 for April compared to 6,595 in March with a 15.55 percent decrease compared to April 2021. New Mexico remains close to the national average of 12.2 percent compared to last year and 18.9 percent for last month. Volume for April slipped to 3.55 percent or, \$807,574,614 compared to last March of \$837,362,086 and saw a 9.74 percent increase compared to April 2021 with \$735,884,346. The average for days-on-market saw a 16.66 percent decrease for April 2022 with 35 days-on-market compared to 49 days-on-market a year ago.

Statistical information and trends are based on information furnished by New Mexico Member Boards and MLSs to the NATIONAL ASSOCIATION OF REALTORS. Current reporting participants are: Greater Albuquerque Association of REALTORS, Las Cruces Association of REALTORS MLIS, New Mexico MLS (Artesia, Carlsbad, Clovis/Portales, Deming, Gallup, Grants, Hobbs, Las Vegas, Sierra County areas), Otero County Association of REALTORS, Roswell Association of REALTORS, Ruidoso/Lincoln County Association of REALTORS, Santa Fe Association of REALTORS, San Juan County Board of REALTORS, Silver City Regional Association of REALTORS, and the Taos County Association of REALTORS. Reports represent single family residential data only. Information does not necessarily represent all activity in any market/county. Figures based on reports run 5/14/2022. Visit www.nmrealtor.com (housing trends) for county statistics.

The New Mexico Association of REALTORS is one of the state’s largest trade associations, representing over 7,000 members involved in all aspects of the residential and commercial real estate market.

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