

Local Market Update for June 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	33	24	- 27.3%	173	153	- 11.6%
Pending Sales	25	21	- 16.0%	139	111	- 20.1%
Closed Sales	20	17	- 15.0%	129	111	- 14.0%
Days on Market Until Sale	6	15	+ 150.0%	23	28	+ 21.7%
Median Sales Price*	\$310,000	\$267,000	- 13.9%	\$285,000	\$315,000	+ 10.5%
Average Sales Price*	\$342,700	\$317,441	- 7.4%	\$323,033	\$360,144	+ 11.5%
Percent of List Price Received*	103.4%	99.3%	- 4.0%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	33	38	+ 15.2%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

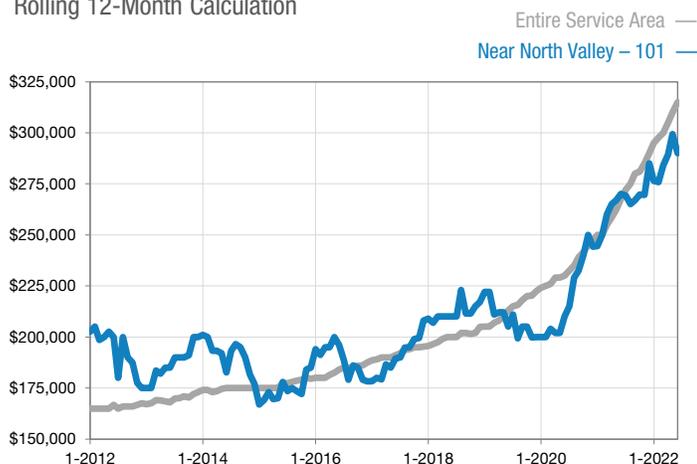
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	13	4	- 69.2%	38	28	- 26.3%
Pending Sales	6	3	- 50.0%	26	30	+ 15.4%
Closed Sales	4	2	- 50.0%	18	30	+ 66.7%
Days on Market Until Sale	3	4	+ 33.3%	13	15	+ 15.4%
Median Sales Price*	\$202,505	\$434,000	+ 114.3%	\$213,750	\$242,500	+ 13.5%
Average Sales Price*	\$213,627	\$434,000	+ 103.2%	\$218,763	\$287,789	+ 31.6%
Percent of List Price Received*	104.2%	107.4%	+ 3.1%	100.4%	101.8%	+ 1.4%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--

* 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.