

Local Market Update for June 2022

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



UNM South – 42

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

Single-Family Detached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	30	25	- 16.7%	142	120	- 15.5%
Pending Sales	22	21	- 4.5%	136	101	- 25.7%
Closed Sales	28	20	- 28.6%	140	96	- 31.4%
Days on Market Until Sale	5	6	+ 20.0%	25	14	- 44.0%
Median Sales Price*	\$270,000	\$325,000	+ 20.4%	\$250,000	\$337,750	+ 35.1%
Average Sales Price*	\$283,018	\$370,108	+ 30.8%	\$273,446	\$376,988	+ 37.9%
Percent of List Price Received*	102.4%	104.3%	+ 1.9%	100.3%	103.3%	+ 3.0%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

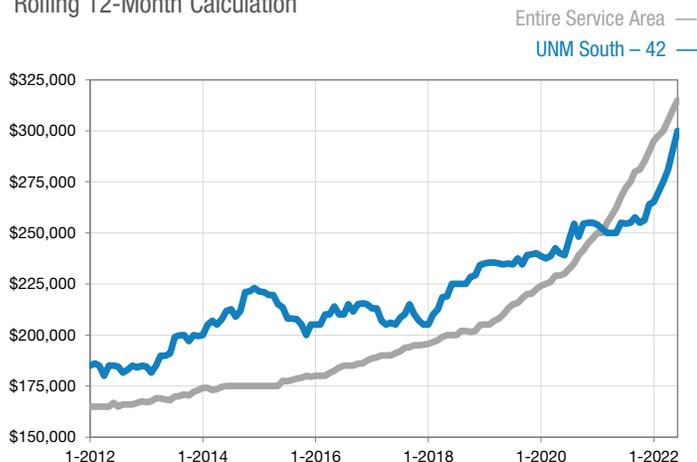
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	18	25	+ 38.9%
Pending Sales	1	4	+ 300.0%	19	23	+ 21.1%
Closed Sales	5	4	- 20.0%	22	22	0.0%
Days on Market Until Sale	60	10	- 83.3%	47	10	- 78.7%
Median Sales Price*	\$325,000	\$167,250	- 48.5%	\$222,500	\$101,000	- 54.6%
Average Sales Price*	\$285,500	\$195,500	- 31.5%	\$236,886	\$189,800	- 19.9%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	97.5%	99.7%	+ 2.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

* 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.

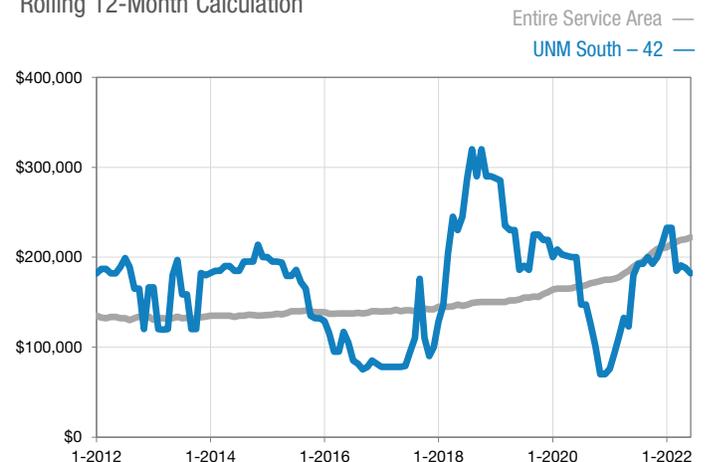
Median Sales Price - Single-Family Detached

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.