Local Market Update for June 2022

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

gaar

87123

Single-Family Detached

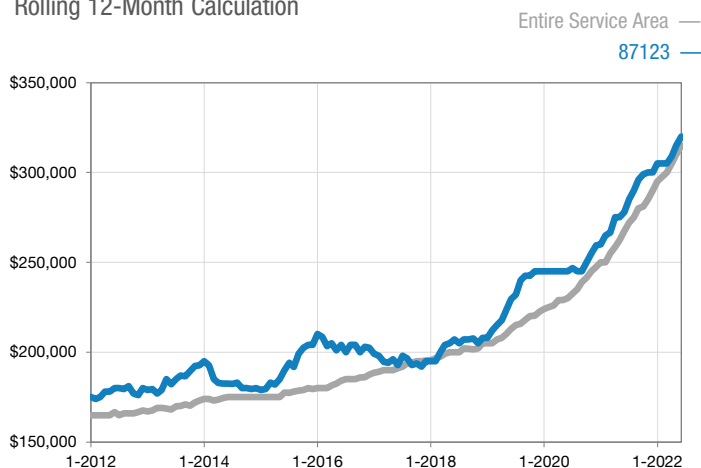| Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	68	57	- 16.2%	357	292	- 18.2%
Pending Sales	55	40	- 27.3%	325	257	- 20.9%
Closed Sales	52	55	+ 5.8%	281	257	- 8.5%
Days on Market Until Sale	10	11	+ 10.0%	21	12	- 42.9%
Median Sales Price*	$285,000	$350,000	+ 22.8%	$290,000	$333,000	+ 14.8%
Average Sales Price*	$300,229	$361,374	+ 20.4%	$304,124	$351,181	+ 15.5%
Percent of List Price Received*	102.8%	102.7%	- 0.1%	100.7%	102.3%	+ 1.6%
Inventory of Homes for Sale	55	43	- 21.8%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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.

Single-Family Attached

Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	11	13	+ 18.2%	115	58	- 49.6%
Pending Sales	11	11	0.0%	106	61	- 42.5%
Closed Sales	16	13	- 18.8%	77	60	- 22.1%
Days on Market Until Sale	4	5	+ 25.0%	10	14	+ 40.0%
Median Sales Price*	$226,181	$275,000	+ 21.6%	$222,000	$275,000	+ 23.9%
Average Sales Price*	$236,540	$282,423	+ 19.4%	$224,990	$275,513	+ 22.5%
Percent of List Price Received*	100.4%	100.8%	+ 0.4%	100.5%	102.9%	+ 2.4%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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.
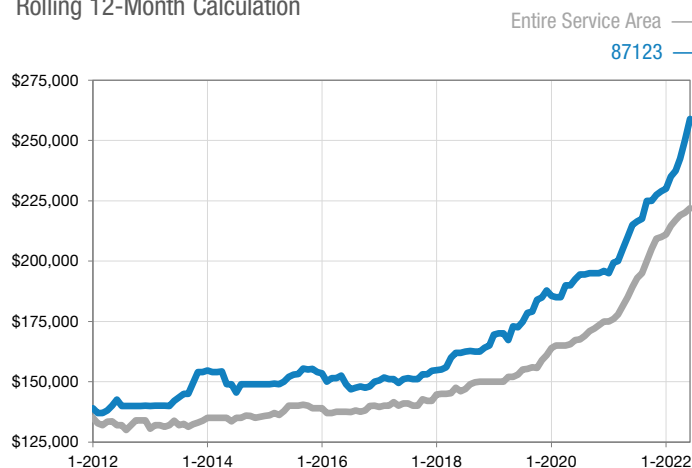
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
87123 ——

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area ——
87123 ——

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.