

Local Market Update for June 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	62	35	- 43.5%	251	222	- 11.6%
Pending Sales	50	35	- 30.0%	222	189	- 14.9%
Closed Sales	37	35	- 5.4%	197	189	- 4.1%
Days on Market Until Sale	5	9	+ 80.0%	14	12	- 14.3%
Median Sales Price*	\$240,000	\$282,000	+ 17.5%	\$240,000	\$280,000	+ 16.7%
Average Sales Price*	\$254,239	\$310,990	+ 22.3%	\$247,256	\$293,393	+ 18.7%
Percent of List Price Received*	102.4%	101.9%	- 0.5%	101.0%	102.0%	+ 1.0%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

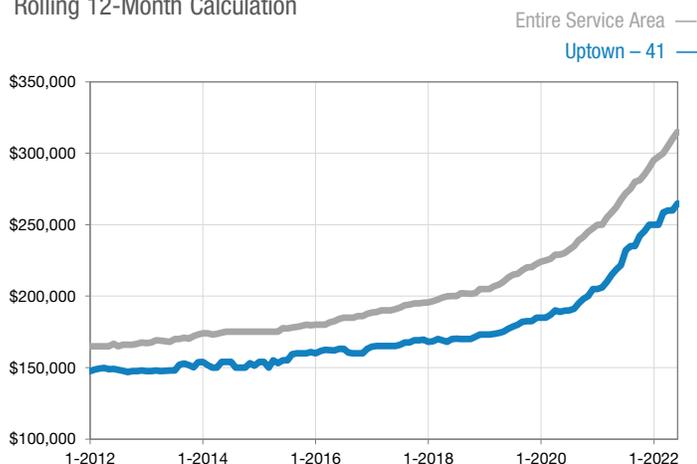
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	9	9	0.0%	30	36	+ 20.0%
Pending Sales	6	8	+ 33.3%	23	38	+ 65.2%
Closed Sales	7	6	- 14.3%	24	33	+ 37.5%
Days on Market Until Sale	9	28	+ 211.1%	11	25	+ 127.3%
Median Sales Price*	\$105,000	\$138,500	+ 31.9%	\$100,000	\$160,000	+ 60.0%
Average Sales Price*	\$131,364	\$154,083	+ 17.3%	\$124,617	\$203,669	+ 63.4%
Percent of List Price Received*	98.0%	99.5%	+ 1.5%	99.8%	102.2%	+ 2.4%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

* 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.

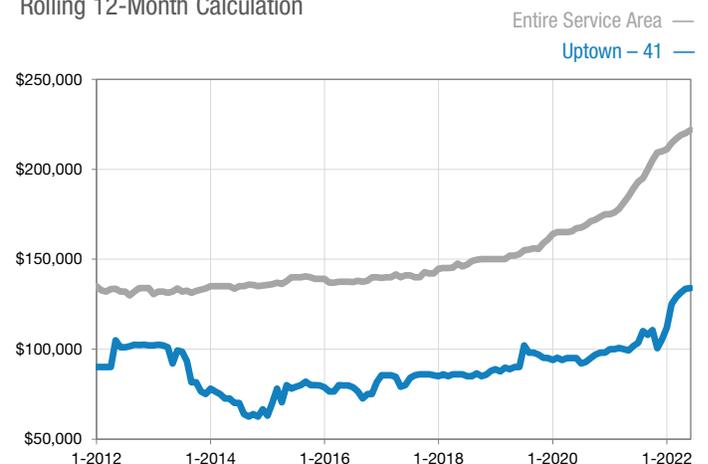
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.