

Local Market Update for June 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	11	31	+ 181.8%	109	141	+ 29.4%
Pending Sales	10	25	+ 150.0%	94	119	+ 26.6%
Closed Sales	23	22	- 4.3%	108	112	+ 3.7%
Days on Market Until Sale	10	18	+ 80.0%	21	15	- 28.6%
Median Sales Price*	\$195,000	\$240,000	+ 23.1%	\$182,500	\$218,500	+ 19.7%
Average Sales Price*	\$209,127	\$238,496	+ 14.0%	\$195,224	\$226,991	+ 16.3%
Percent of List Price Received*	102.9%	103.0%	+ 0.1%	100.2%	101.1%	+ 0.9%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

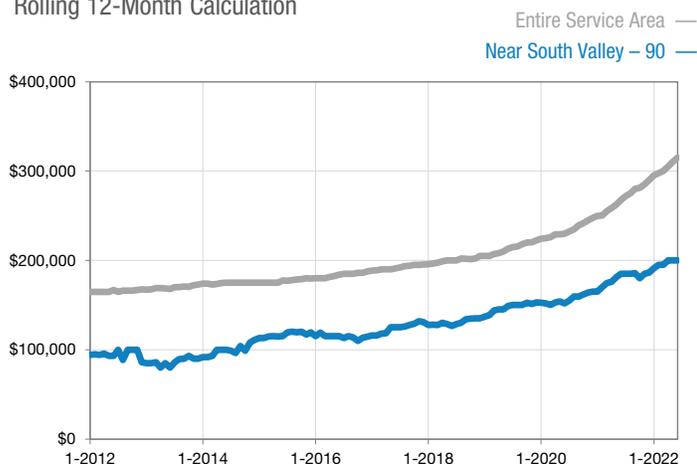
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	1	1	0.0%	7	12	+ 71.4%
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Days on Market Until Sale	--	--	--	4	6	+ 50.0%
Median Sales Price*	--	--	--	\$155,000	\$164,900	+ 6.4%
Average Sales Price*	--	--	--	\$139,667	\$147,380	+ 5.5%
Percent of List Price Received*	--	--	--	101.1%	96.7%	- 4.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

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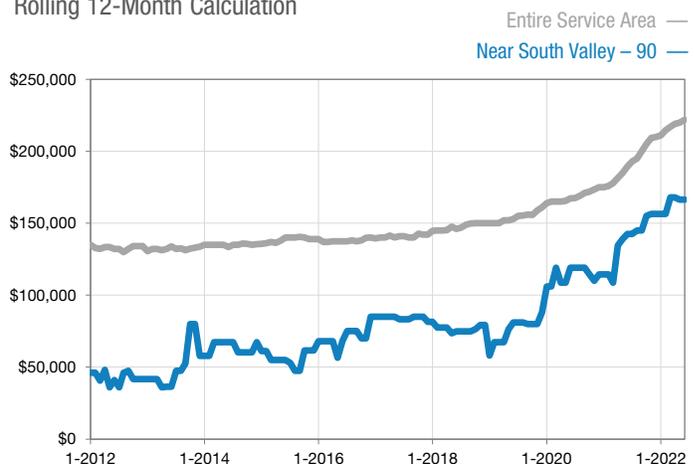
Median Sales Price - Single-Family Detached

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.