

Local Market Update for June 2022

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	33	31	- 6.1%	173	128	- 26.0%
Pending Sales	28	13	- 53.6%	150	98	- 34.7%
Closed Sales	28	13	- 53.6%	144	93	- 35.4%
Days on Market Until Sale	24	7	- 70.8%	28	10	- 64.3%
Median Sales Price*	\$372,500	\$434,990	+ 16.8%	\$332,500	\$365,000	+ 9.8%
Average Sales Price*	\$397,103	\$482,648	+ 21.5%	\$372,222	\$418,751	+ 12.5%
Percent of List Price Received*	100.8%	104.5%	+ 3.7%	99.8%	103.7%	+ 3.9%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

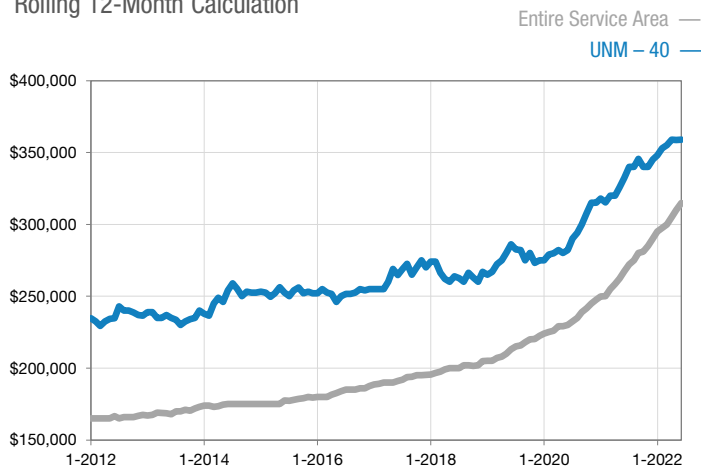
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	1	2	+ 100.0%	10	11	+ 10.0%
Pending Sales	2	1	- 50.0%	10	6	- 40.0%
Closed Sales	1	0	- 100.0%	8	5	- 37.5%
Days on Market Until Sale	4	--	--	37	5	- 86.5%
Median Sales Price*	\$260,000	--	--	\$260,000	\$400,000	+ 53.8%
Average Sales Price*	\$260,000	--	--	\$278,563	\$355,690	+ 27.7%
Percent of List Price Received*	100.0%	--	--	97.7%	96.5%	- 1.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

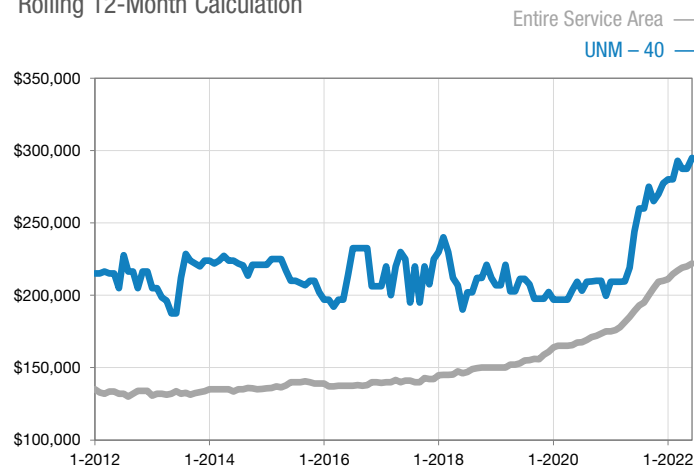
Median Sales Price - Single-Family Detached

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.