Local Market Update for June 2022

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

gaar

87105

Single-Family Detached

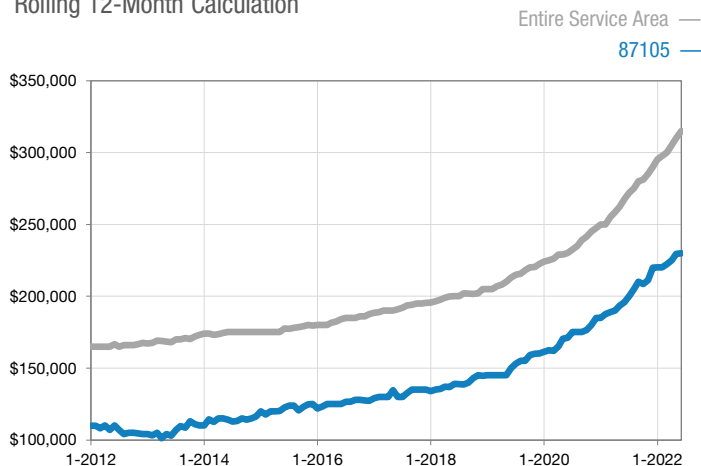| Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	32	53	+ 65.6%	219	278	+ 26.9%
Pending Sales	31	39	+ 25.8%	196	221	+ 12.8%
Closed Sales	29	39	+ 34.5%	198	214	+ 8.1%
Days on Market Until Sale	16	12	- 25.0%	20	16	- 20.0%
Median Sales Price*	$222,000	$245,000	+ 10.4%	$205,000	$233,500	+ 13.9%
Average Sales Price*	$262,694	$274,736	+ 4.6%	$240,126	$265,360	+ 10.5%
Percent of List Price Received*	101.2%	102.6%	+ 1.4%	100.1%	100.9%	+ 0.8%
Inventory of Homes for Sale	36	50	+ 38.9%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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	1	2	+ 100.0%	10	21	+ 110.0%
Pending Sales	1	2	+ 100.0%	9	15	+ 66.7%
Closed Sales	2	1	- 50.0%	9	12	+ 33.3%
Days on Market Until Sale	33	1	- 97.0%	23	5	- 78.3%
Median Sales Price*	$301,874	$225,000	- 25.5%	$270,000	$185,000	- 31.5%
Average Sales Price*	$301,874	$225,000	- 25.5%	$230,215	$187,450	- 18.6%
Percent of List Price Received*	99.4%	102.3%	+ 2.9%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

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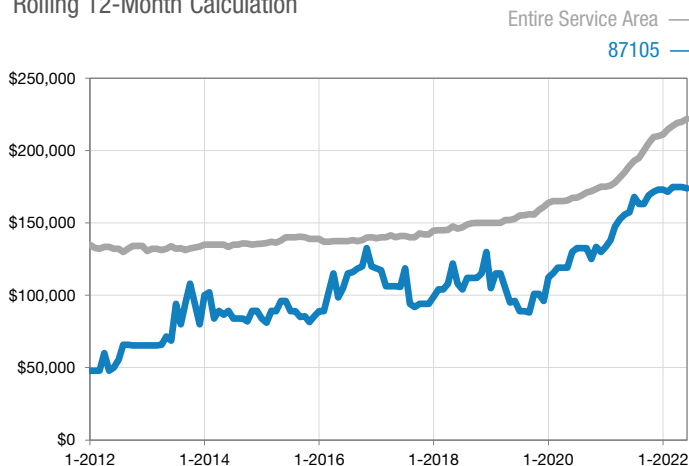
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87105 —

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

Entire Service Area —
87105 —

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.