

Local Market Update for June 2022

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



87120

Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	140	128	- 8.6%	703	621	- 11.7%
Pending Sales	119	103	- 13.4%	652	545	- 16.4%
Closed Sales	135	102	- 24.4%	607	516	- 15.0%
Days on Market Until Sale	11	10	- 9.1%	14	15	+ 7.1%
Median Sales Price*	\$305,000	\$347,500	+ 13.9%	\$281,000	\$349,950	+ 24.5%
Average Sales Price*	\$322,334	\$387,039	+ 20.1%	\$315,514	\$397,998	+ 26.1%
Percent of List Price Received*	101.6%	102.6%	+ 1.0%	100.9%	102.4%	+ 1.5%
Inventory of Homes for Sale	77	82	+ 6.5%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

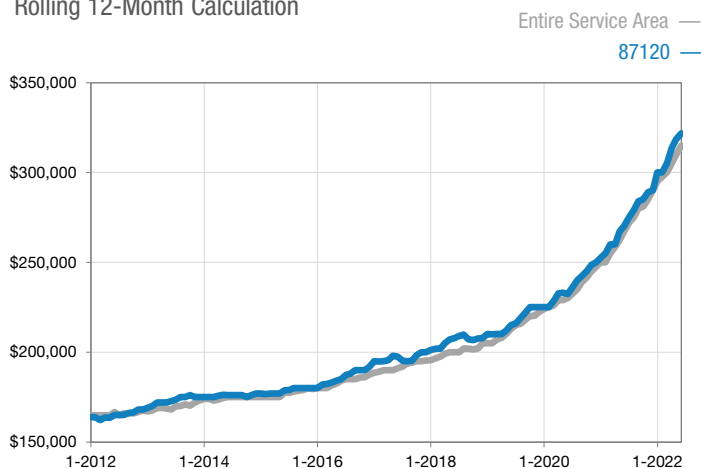
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	4	17	+ 325.0%	85	81	- 4.7%
Pending Sales	7	18	+ 157.1%	84	73	- 13.1%
Closed Sales	19	14	- 26.3%	82	72	- 12.2%
Days on Market Until Sale	12	7	- 41.7%	13	6	- 53.8%
Median Sales Price*	\$220,000	\$225,750	+ 2.6%	\$186,650	\$226,750	+ 21.5%
Average Sales Price*	\$254,052	\$242,286	- 4.6%	\$212,060	\$249,417	+ 17.6%
Percent of List Price Received*	102.5%	103.5%	+ 1.0%	101.3%	103.9%	+ 2.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 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.

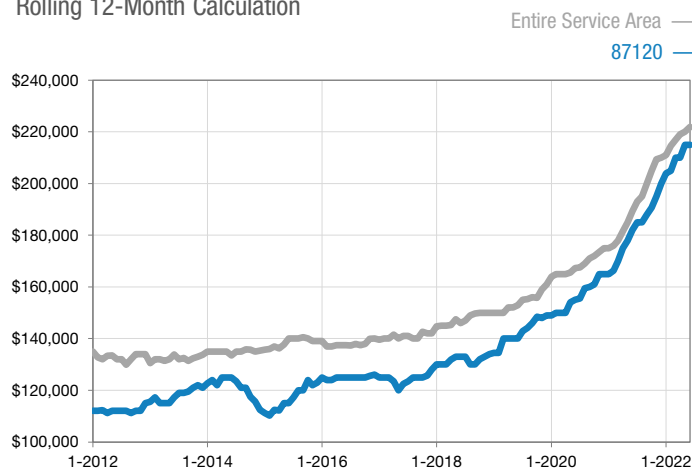
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.