

Local Market Update for June 2022

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	26	19	- 26.9%	131	121	- 7.6%
Pending Sales	21	19	- 9.5%	111	104	- 6.3%
Closed Sales	13	11	- 15.4%	108	91	- 15.7%
Days on Market Until Sale	13	7	- 46.2%	24	15	- 37.5%
Median Sales Price*	\$260,000	\$265,000	+ 1.9%	\$231,000	\$295,000	+ 27.7%
Average Sales Price*	\$309,749	\$337,196	+ 8.9%	\$288,714	\$346,001	+ 19.8%
Percent of List Price Received*	101.7%	104.0%	+ 2.3%	100.3%	103.0%	+ 2.7%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

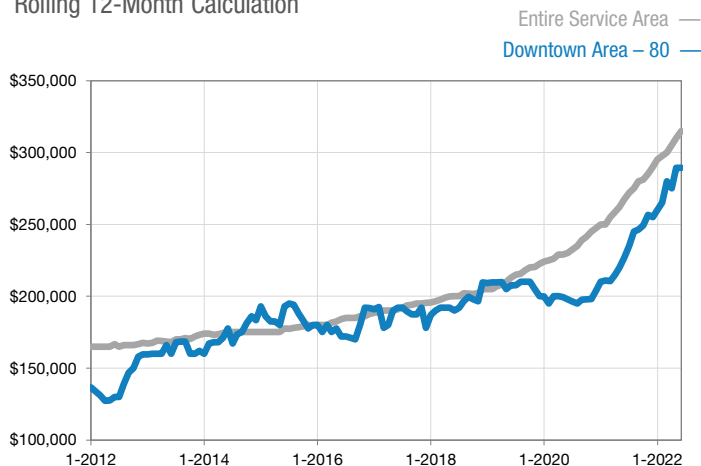
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	9	6	- 33.3%	68	47	- 30.9%
Pending Sales	10	3	- 70.0%	64	44	- 31.3%
Closed Sales	14	10	- 28.6%	54	48	- 11.1%
Days on Market Until Sale	24	14	- 41.7%	38	15	- 60.5%
Median Sales Price*	\$265,000	\$256,250	- 3.3%	\$263,475	\$268,750	+ 2.0%
Average Sales Price*	\$274,577	\$264,249	- 3.8%	\$261,576	\$282,361	+ 7.9%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	98.5%	100.4%	+ 1.9%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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.

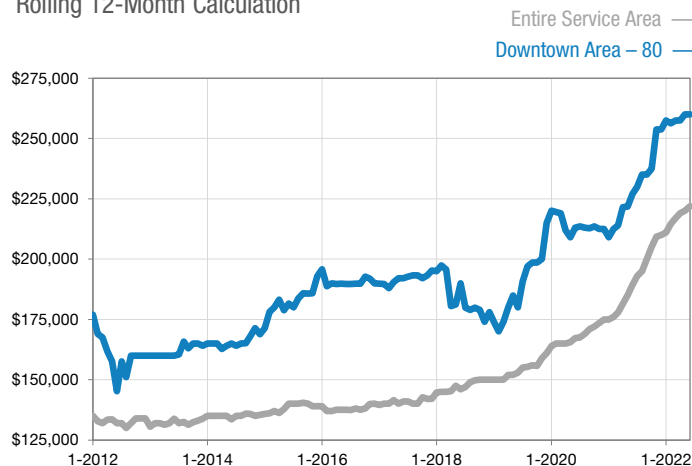
Median Sales Price - Single-Family Detached

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.