Local Market Update for June 2022

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

gaar

Fairgrounds – 70

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

Single-Family Detached

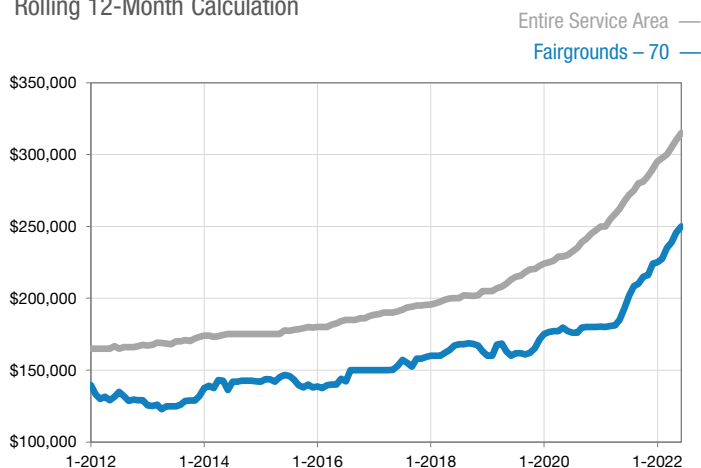| Key Metrics	June 2021	June 2022	June Percent Change	Year to Date Thru 6-2021	Year to Date Thru 6-2022	Year to Date Percent Change
New Listings	21	20	- 4.8%	91	95	+ 4.4%
Pending Sales	19	14	- 26.3%	83	87	+ 4.8%
Closed Sales	16	17	+ 6.3%	68	88	+ 29.4%
Days on Market Until Sale	14	4	- 71.4%	17	10	- 41.2%
Median Sales Price*	$237,500	$279,900	+ 17.9%	$212,000	$262,570	+ 23.9%
Average Sales Price*	$249,869	$261,586	+ 4.7%	$222,984	$263,432	+ 18.1%
Percent of List Price Received*	102.8%	106.9%	+ 4.0%	100.8%	103.7%	+ 2.9%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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 2021	June 2022	June Percent Change	Year to Date Thru 6-2021	Year to Date Thru 6-2022	Year to Date Percent Change
New Listings	1	1	0.0%	7	4	- 42.9%
Pending Sales	0	2	--	3	3	0.0%
Closed Sales	0	1	--	3	2	- 33.3%
Days on Market Until Sale	--	4	--	15	4	- 73.3%
Median Sales Price*	--	$205,000	--	$176,000	$161,000	- 8.5%
Average Sales Price*	--	$205,000	--	$183,000	$161,000	- 12.0%
Percent of List Price Received*	--	102.5%	--	100.1%	104.4%	+ 4.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	4.0	0.5	- 87.5%	--	--	--

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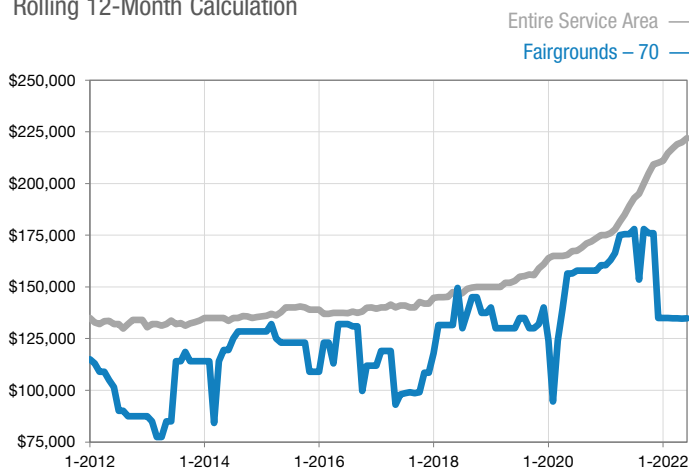
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

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

Entire Service Area —
Fairgrounds – 70 —

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.