

# Local Market Update for June 2022

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
<b>Key Metrics</b>						
New Listings	23	19	- 17.4%	131	112	- 14.5%
Pending Sales	22	19	- 13.6%	117	96	- 17.9%
Closed Sales	18	25	+ 38.9%	107	95	- 11.2%
Days on Market Until Sale	10	9	- 10.0%	14	9	- 35.7%
Median Sales Price*	\$339,000	<b>\$350,000</b>	+ 3.2%	\$305,000	<b>\$335,000</b>	+ 9.8%
Average Sales Price*	\$360,312	<b>\$364,240</b>	+ 1.1%	\$324,022	<b>\$351,956</b>	+ 8.6%
Percent of List Price Received*	101.9%	<b>101.9%</b>	0.0%	100.8%	<b>102.2%</b>	+ 1.4%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	0.9	<b>0.7</b>	- 22.2%	--	--	--

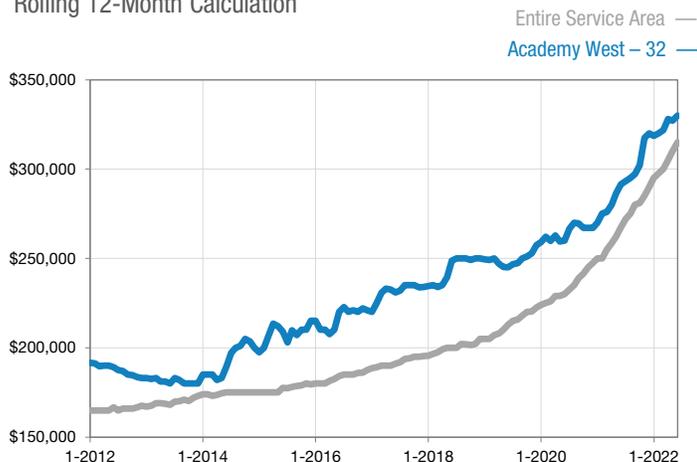
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
<b>Key Metrics</b>						
New Listings	24	8	- 66.7%	95	61	- 35.8%
Pending Sales	15	8	- 46.7%	81	61	- 24.7%
Closed Sales	12	12	0.0%	74	58	- 21.6%
Days on Market Until Sale	6	7	+ 16.7%	8	14	+ 75.0%
Median Sales Price*	\$128,500	<b>\$158,000</b>	+ 23.0%	\$182,000	<b>\$171,250</b>	- 5.9%
Average Sales Price*	\$181,250	<b>\$201,742</b>	+ 11.3%	\$179,867	<b>\$201,078</b>	+ 11.8%
Percent of List Price Received*	102.9%	<b>103.3%</b>	+ 0.4%	100.1%	<b>101.7%</b>	+ 1.6%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.1	<b>0.4</b>	- 63.6%	--	--	--

\* 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.

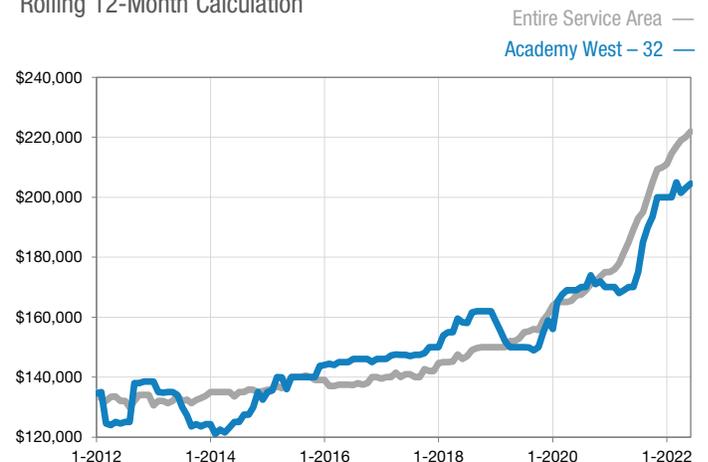
### Median Sales Price - Single-Family Detached

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.