

Local Market Update for July 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	27	24	- 11.1%	136	165	+ 21.3%
Pending Sales	16	20	+ 25.0%	110	136	+ 23.6%
Closed Sales	9	16	+ 77.8%	117	128	+ 9.4%
Days on Market Until Sale	8	14	+ 75.0%	20	14	- 30.0%
Median Sales Price*	\$195,000	\$177,500	- 9.0%	\$185,000	\$214,117	+ 15.7%
Average Sales Price*	\$181,722	\$189,500	+ 4.3%	\$194,186	\$222,305	+ 14.5%
Percent of List Price Received*	101.4%	98.5%	- 2.9%	100.3%	100.8%	+ 0.5%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

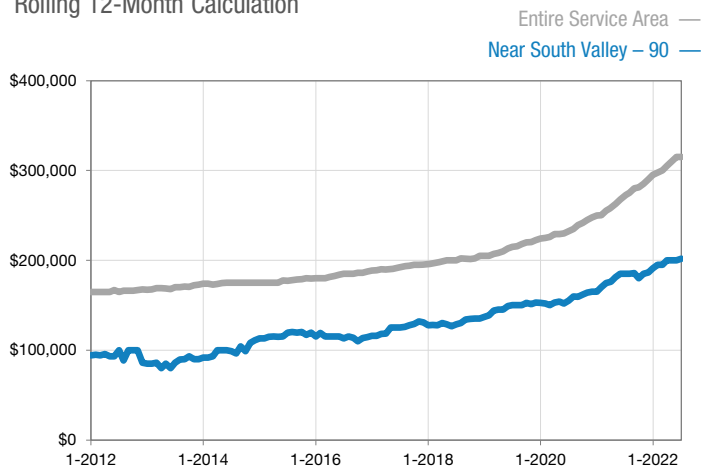
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	3	+ 50.0%	9	15	+ 66.7%
Pending Sales	0	2	--	5	9	+ 80.0%
Closed Sales	1	2	+ 100.0%	4	7	+ 75.0%
Days on Market Until Sale	29	13	- 55.2%	10	8	- 20.0%
Median Sales Price*	\$168,000	\$155,000	- 7.7%	\$156,500	\$164,900	+ 5.4%
Average Sales Price*	\$168,000	\$155,000	- 7.7%	\$146,750	\$149,557	+ 1.9%
Percent of List Price Received*	98.9%	107.8%	+ 9.0%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	--	--	--	--	--

* 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.

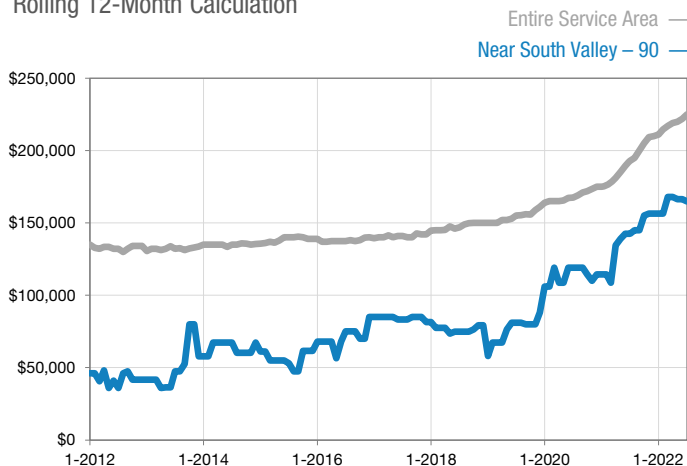
Median Sales Price - Single-Family Detached

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.