

Local Market Update for July 2022

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



87114

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	150	142	- 5.3%	927	764	- 17.6%
Pending Sales	131	100	- 23.7%	841	643	- 23.5%
Closed Sales	146	91	- 37.7%	811	617	- 23.9%
Days on Market Until Sale	10	13	+ 30.0%	11	10	- 9.1%
Median Sales Price*	\$297,000	\$360,000	+ 21.2%	\$285,000	\$350,000	+ 22.8%
Average Sales Price*	\$325,177	\$387,624	+ 19.2%	\$315,565	\$386,975	+ 22.6%
Percent of List Price Received*	102.1%	101.3%	- 0.8%	101.5%	102.4%	+ 0.9%
Inventory of Homes for Sale	87	102	+ 17.2%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

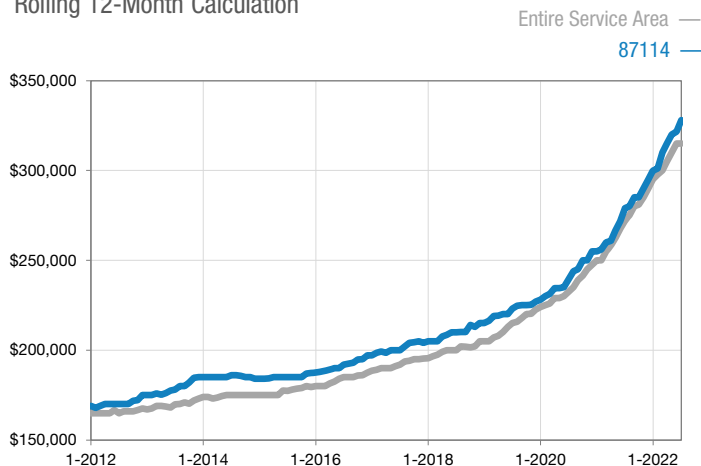
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	7	2	- 71.4%	36	32	- 11.1%
Pending Sales	5	1	- 80.0%	34	29	- 14.7%
Closed Sales	6	8	+ 33.3%	33	34	+ 3.0%
Days on Market Until Sale	4	3	- 25.0%	9	2	- 77.8%
Median Sales Price*	\$170,000	\$195,000	+ 14.7%	\$170,000	\$190,000	+ 11.8%
Average Sales Price*	\$169,500	\$228,500	+ 34.8%	\$191,587	\$207,127	+ 8.1%
Percent of List Price Received*	107.1%	103.5%	- 3.4%	102.7%	103.5%	+ 0.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 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.

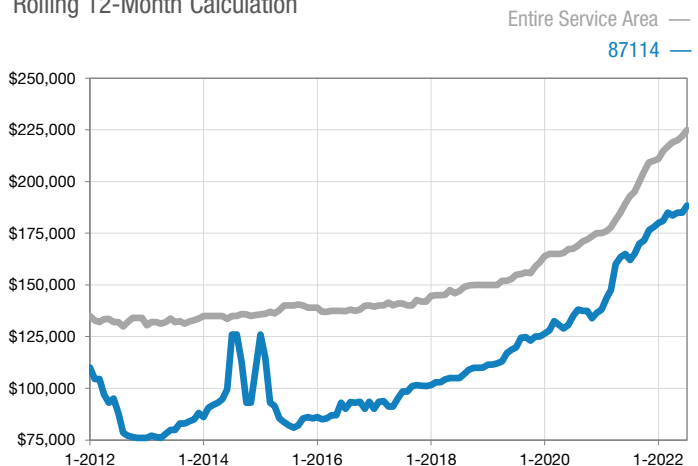
Median Sales Price - Single-Family Detached

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.