

# Local Market Update for July 2022

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



## 87123

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	72	53	- 26.4%	429	344	- 19.8%
Pending Sales	66	47	- 28.8%	391	301	- 23.0%
Closed Sales	77	32	- 58.4%	358	289	- 19.3%
Days on Market Until Sale	14	13	- 7.1%	19	12	- 36.8%
Median Sales Price*	\$330,280	<b>\$352,500</b>	+ 6.7%	\$299,483	<b>\$333,000</b>	+ 11.2%
Average Sales Price*	\$332,653	<b>\$366,175</b>	+ 10.1%	\$310,260	<b>\$352,841</b>	+ 13.7%
Percent of List Price Received*	101.4%	101.4%	0.0%	100.9%	102.2%	+ 1.3%
Inventory of Homes for Sale	49	45	- 8.2%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

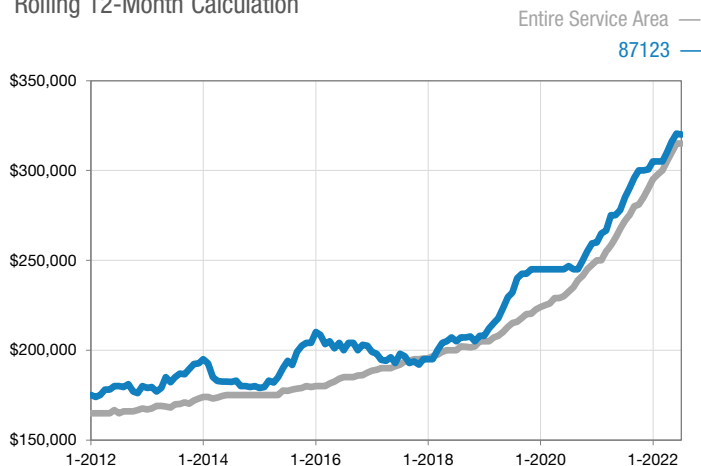
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	13	14	+ 7.7%	128	72	- 43.8%
Pending Sales	10	13	+ 30.0%	116	73	- 37.1%
Closed Sales	14	9	- 35.7%	91	69	- 24.2%
Days on Market Until Sale	4	10	+ 150.0%	9	13	+ 44.4%
Median Sales Price*	\$238,000	<b>\$241,500</b>	+ 1.5%	\$225,000	<b>\$269,000</b>	+ 19.6%
Average Sales Price*	\$235,186	<b>\$240,456</b>	+ 2.2%	\$226,559	<b>\$270,940</b>	+ 19.6%
Percent of List Price Received*	100.6%	103.4%	+ 2.8%	100.5%	103.0%	+ 2.5%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

\* 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.

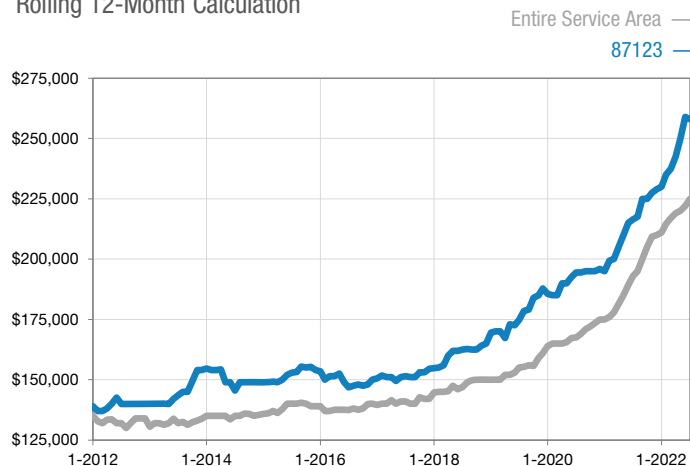
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.