

Local Market Update for July 2022

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	75	51	- 32.0%	390	307	- 21.3%
Pending Sales	58	43	- 25.9%	345	274	- 20.6%
Closed Sales	52	33	- 36.5%	312	269	- 13.8%
Days on Market Until Sale	7	5	- 28.6%	12	10	- 16.7%
Median Sales Price*	\$376,000	\$410,000	+ 9.0%	\$368,250	\$420,000	+ 14.1%
Average Sales Price*	\$436,930	\$438,689	+ 0.4%	\$408,099	\$470,929	+ 15.4%
Percent of List Price Received*	101.1%	101.9%	+ 0.8%	101.0%	102.6%	+ 1.6%
Inventory of Homes for Sale	47	31	- 34.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

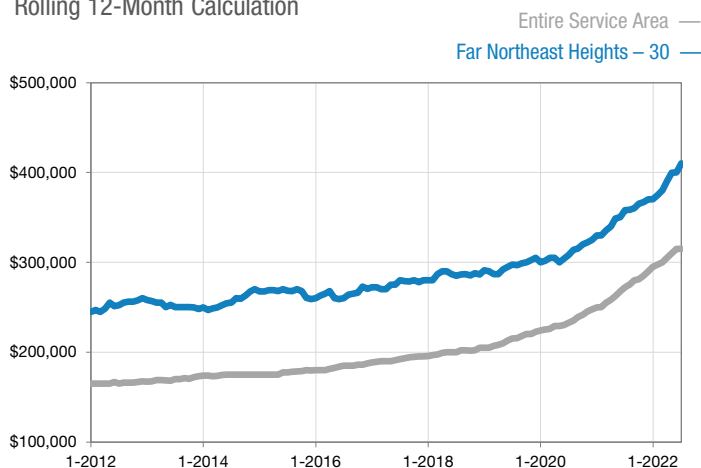
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	23	13	- 43.5%	92	77	- 16.3%
Pending Sales	17	16	- 5.9%	81	71	- 12.3%
Closed Sales	14	10	- 28.6%	76	62	- 18.4%
Days on Market Until Sale	7	6	- 14.3%	11	5	- 54.5%
Median Sales Price*	\$266,250	\$327,500	+ 23.0%	\$245,000	\$276,000	+ 12.7%
Average Sales Price*	\$275,643	\$331,400	+ 20.2%	\$250,561	\$301,287	+ 20.2%
Percent of List Price Received*	101.8%	101.5%	- 0.3%	101.3%	103.1%	+ 1.8%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

* 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.

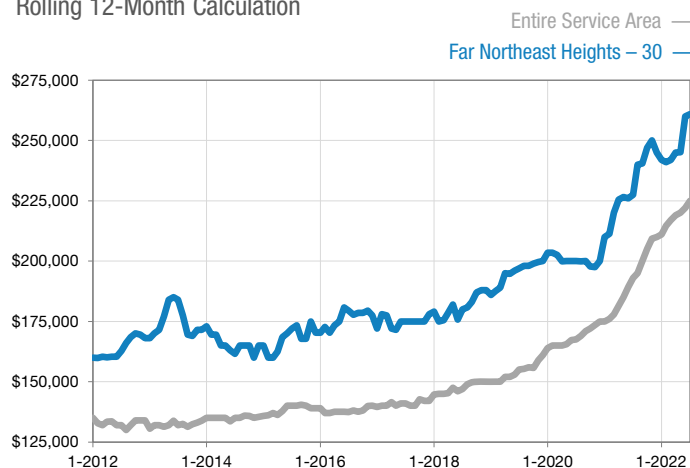
Median Sales Price - Single-Family Detached

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.