

Local Market Update for July 2022

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



87124

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	141	100	- 29.1%	731	662	- 9.4%
Pending Sales	110	95	- 13.6%	664	562	- 15.4%
Closed Sales	93	85	- 8.6%	616	525	- 14.8%
Days on Market Until Sale	5	10	+ 100.0%	11	10	- 9.1%
Median Sales Price*	\$303,000	\$332,000	+ 9.6%	\$280,000	\$325,000	+ 16.1%
Average Sales Price*	\$320,324	\$379,615	+ 18.5%	\$304,826	\$358,844	+ 17.7%
Percent of List Price Received*	102.9%	100.9%	- 1.9%	101.5%	102.3%	+ 0.8%
Inventory of Homes for Sale	82	87	+ 6.1%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

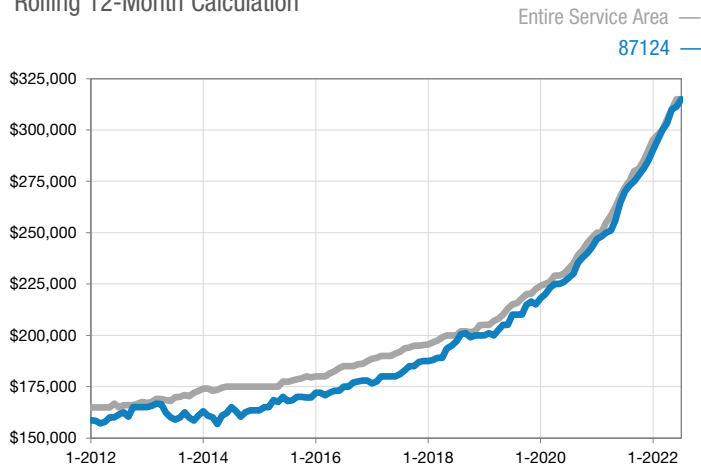
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	6	+ 50.0%	62	49	- 21.0%
Pending Sales	3	4	+ 33.3%	59	45	- 23.7%
Closed Sales	5	5	0.0%	61	42	- 31.1%
Days on Market Until Sale	2	5	+ 150.0%	9	9	0.0%
Median Sales Price*	\$130,000	\$270,000	+ 107.7%	\$150,000	\$221,000	+ 47.3%
Average Sales Price*	\$179,000	\$283,600	+ 58.4%	\$168,676	\$216,518	+ 28.4%
Percent of List Price Received*	102.4%	99.3%	- 3.0%	101.2%	102.0%	+ 0.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

* 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.

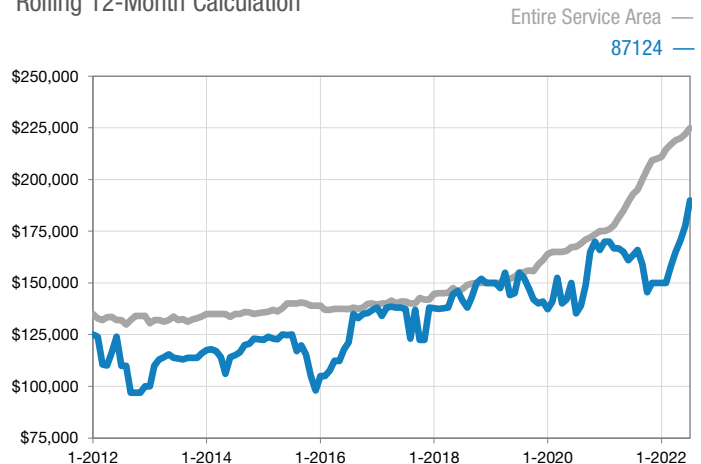
Median Sales Price - Single-Family Detached

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.