

Local Market Update for July 2022

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	94	98	+ 4.3%	589	593	+ 0.7%
Pending Sales	72	75	+ 4.2%	516	485	- 6.0%
Closed Sales	73	78	+ 6.8%	496	470	- 5.2%
Days on Market Until Sale	10	15	+ 50.0%	15	17	+ 13.3%
Median Sales Price*	\$323,000	\$405,000	+ 25.4%	\$317,250	\$395,000	+ 24.5%
Average Sales Price*	\$341,370	\$428,252	+ 25.5%	\$344,855	\$436,595	+ 26.6%
Percent of List Price Received*	102.2%	101.6%	- 0.6%	100.9%	101.7%	+ 0.8%
Inventory of Homes for Sale	76	93	+ 22.4%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

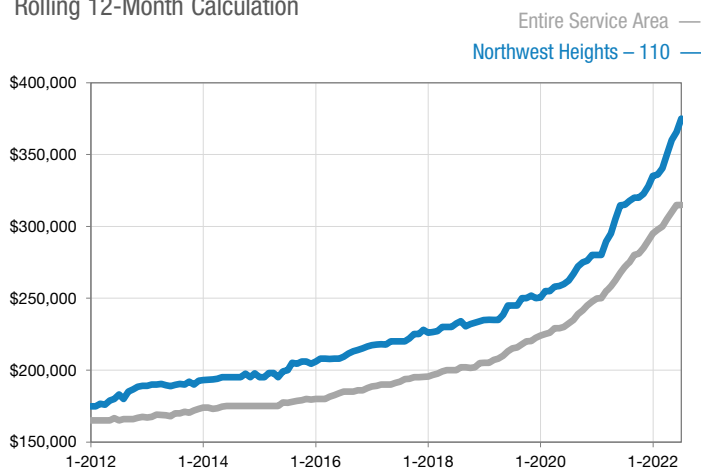
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	10	5	- 50.0%	39	34	- 12.8%
Pending Sales	11	7	- 36.4%	38	32	- 15.8%
Closed Sales	5	4	- 20.0%	31	28	- 9.7%
Days on Market Until Sale	13	7	- 46.2%	23	6	- 73.9%
Median Sales Price*	\$232,000	\$226,250	- 2.5%	\$218,000	\$248,250	+ 13.9%
Average Sales Price*	\$220,600	\$265,000	+ 20.1%	\$249,806	\$295,232	+ 18.2%
Percent of List Price Received*	100.8%	102.6%	+ 1.8%	100.5%	103.5%	+ 3.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--

* 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.

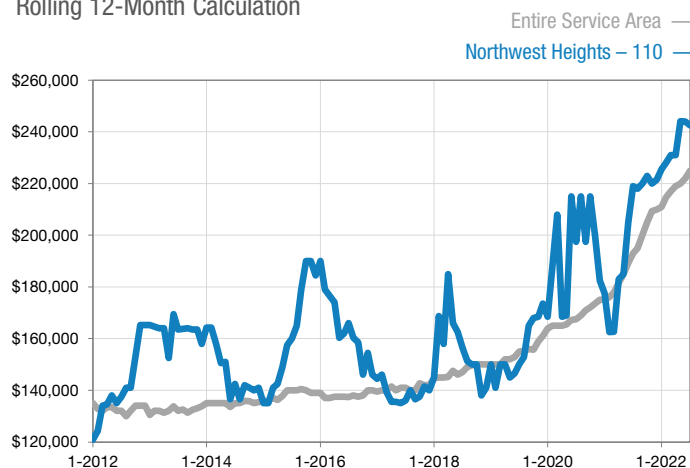
Median Sales Price - Single-Family Detached

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.