

# Local Market Update for July 2022

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



## 87109

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	43	32	- 25.6%	257	206	- 19.8%
Pending Sales	32	31	- 3.1%	224	181	- 19.2%
Closed Sales	33	25	- 24.2%	210	180	- 14.3%
Days on Market Until Sale	10	10	0.0%	12	8	- 33.3%
Median Sales Price*	\$335,000	<b>\$343,000</b>	+ 2.4%	\$321,250	<b>\$357,500</b>	+ 11.3%
Average Sales Price*	\$386,788	<b>\$375,804</b>	- 2.8%	\$343,308	<b>\$378,053</b>	+ 10.1%
Percent of List Price Received*	101.7%	<b>101.6%</b>	- 0.1%	101.0%	<b>102.5%</b>	+ 1.5%
Inventory of Homes for Sale	34	14	- 58.8%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

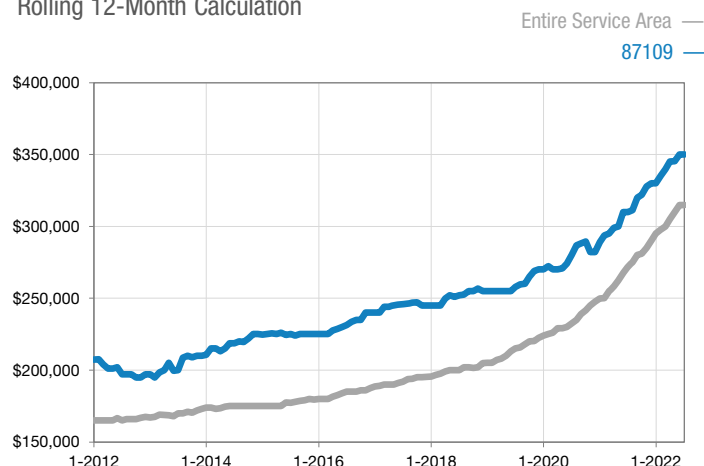
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	18	19	+ 5.6%	122	89	- 27.0%
Pending Sales	15	18	+ 20.0%	103	89	- 13.6%
Closed Sales	19	14	- 26.3%	99	83	- 16.2%
Days on Market Until Sale	7	11	+ 57.1%	8	16	+ 100.0%
Median Sales Price*	\$179,400	<b>\$240,650</b>	+ 34.1%	\$185,000	<b>\$220,000</b>	+ 18.9%
Average Sales Price*	\$192,639	<b>\$228,199</b>	+ 18.5%	\$186,286	<b>\$218,618</b>	+ 17.4%
Percent of List Price Received*	102.5%	<b>101.7%</b>	- 0.8%	100.7%	<b>101.3%</b>	+ 0.6%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
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.

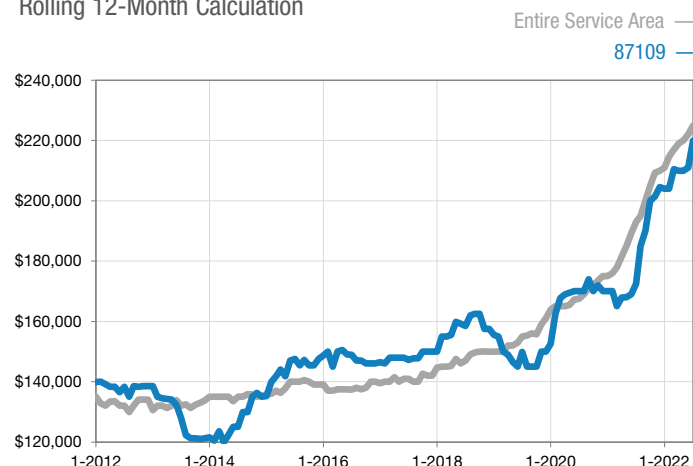
### Median Sales Price - Single-Family Detached

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.