

Local Market Update for July 2022

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	43	44	+ 2.3%	262	322	+ 22.9%
Pending Sales	27	36	+ 33.3%	223	252	+ 13.0%
Closed Sales	38	23	- 39.5%	236	237	+ 0.4%
Days on Market Until Sale	10	11	+ 10.0%	19	16	- 15.8%
Median Sales Price*	\$249,500	\$225,000	- 9.8%	\$211,500	\$232,000	+ 9.7%
Average Sales Price*	\$269,173	\$233,552	- 13.2%	\$244,803	\$262,273	+ 7.1%
Percent of List Price Received*	103.0%	101.6%	- 1.4%	100.6%	100.9%	+ 0.3%
Inventory of Homes for Sale	45	58	+ 28.9%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

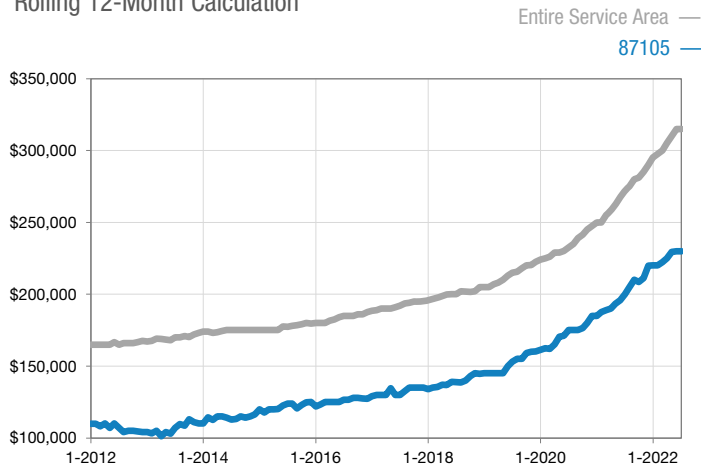
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	5	+ 150.0%	12	26	+ 116.7%
Pending Sales	0	3	--	9	18	+ 100.0%
Closed Sales	1	3	+ 200.0%	10	15	+ 50.0%
Days on Market Until Sale	29	10	- 65.5%	23	6	- 73.9%
Median Sales Price*	\$168,000	\$185,000	+ 10.1%	\$241,000	\$185,000	- 23.2%
Average Sales Price*	\$168,000	\$173,333	+ 3.2%	\$223,994	\$184,627	- 17.6%
Percent of List Price Received*	98.9%	106.9%	+ 8.1%	100.3%	101.2%	+ 0.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

* 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.

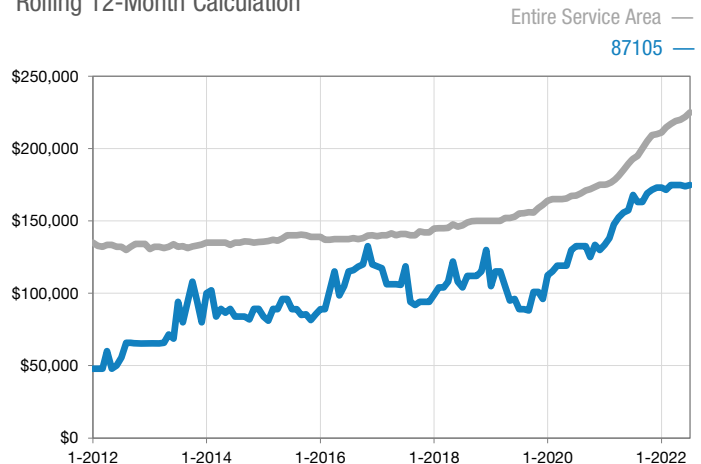
Median Sales Price - Single-Family Detached

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.