

Local Market Update for July 2022

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	42	24	- 42.9%	215	152	- 29.3%
Pending Sales	35	26	- 25.7%	185	123	- 33.5%
Closed Sales	32	20	- 37.5%	176	113	- 35.8%
Days on Market Until Sale	14	11	- 21.4%	25	10	- 60.0%
Median Sales Price*	\$367,625	\$388,500	+ 5.7%	\$340,000	\$373,000	+ 9.7%
Average Sales Price*	\$398,432	\$383,225	- 3.8%	\$376,988	\$412,464	+ 9.4%
Percent of List Price Received*	102.3%	99.2%	- 3.0%	100.3%	102.9%	+ 2.6%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

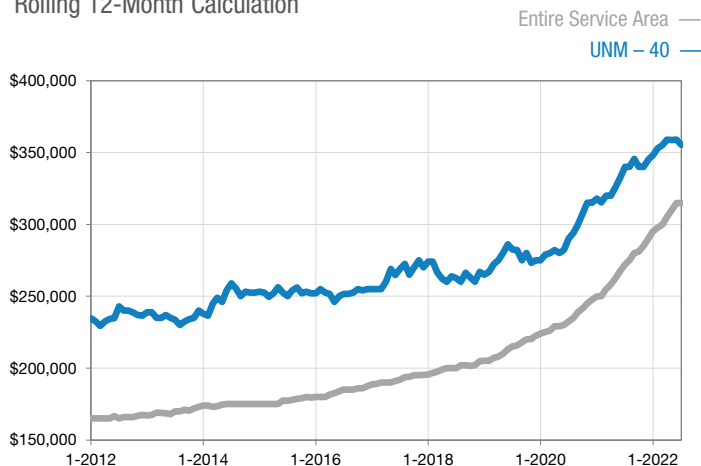
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	5	0	- 100.0%	15	11	- 26.7%
Pending Sales	0	0	0.0%	10	5	- 50.0%
Closed Sales	2	1	- 50.0%	10	6	- 40.0%
Days on Market Until Sale	46	2	- 95.7%	39	5	- 87.2%
Median Sales Price*	\$305,000	\$211,500	- 30.7%	\$267,500	\$330,000	+ 23.4%
Average Sales Price*	\$305,000	\$211,500	- 30.7%	\$283,850	\$331,658	+ 16.8%
Percent of List Price Received*	98.6%	100.8%	+ 2.2%	97.9%	97.2%	- 0.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

* 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.

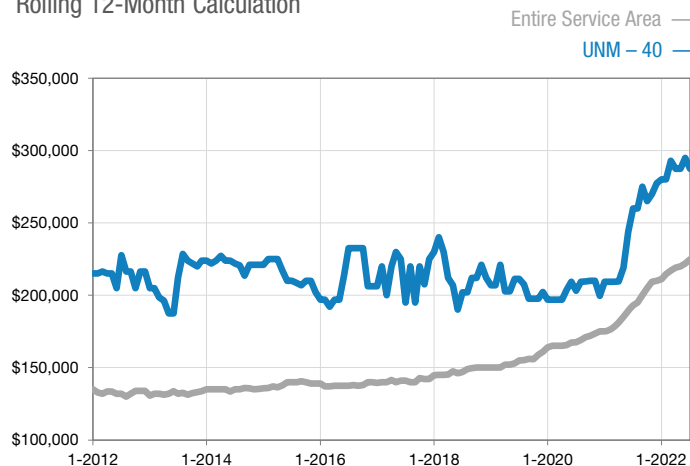
Median Sales Price - Single-Family Detached

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.