

# Local Market Update for July 2022

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



## UNM South – 42

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

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	23	24	+ 4.3%	165	144	- 12.7%
Pending Sales	22	16	- 27.3%	158	116	- 26.6%
Closed Sales	22	17	- 22.7%	162	114	- 29.6%
Days on Market Until Sale	8	12	+ 50.0%	23	15	- 34.8%
Median Sales Price*	\$272,500	<b>\$345,000</b>	+ 26.6%	\$250,000	<b>\$340,000</b>	+ 36.0%
Average Sales Price*	\$272,205	<b>\$375,465</b>	+ 37.9%	\$273,278	<b>\$377,006</b>	+ 38.0%
Percent of List Price Received*	101.5%	101.1%	- 0.4%	100.4%	102.7%	+ 2.3%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

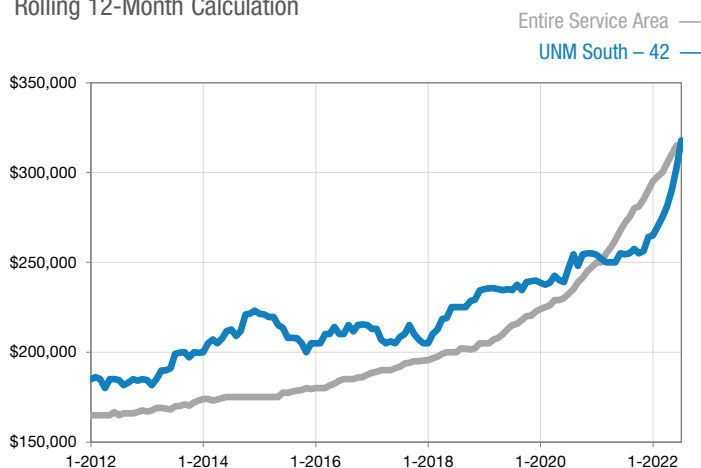
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	7	5	- 28.6%	25	30	+ 20.0%
Pending Sales	6	3	- 50.0%	25	25	0.0%
Closed Sales	3	2	- 33.3%	25	24	- 4.0%
Days on Market Until Sale	17	34	+ 100.0%	43	12	- 72.1%
Median Sales Price*	\$289,000	<b>\$311,950</b>	+ 7.9%	\$230,000	<b>\$136,000</b>	- 40.9%
Average Sales Price*	\$251,333	<b>\$311,950</b>	+ 24.1%	\$238,620	<b>\$199,979</b>	- 16.2%
Percent of List Price Received*	96.6%	96.0%	- 0.6%	97.4%	99.4%	+ 2.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

\* 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.

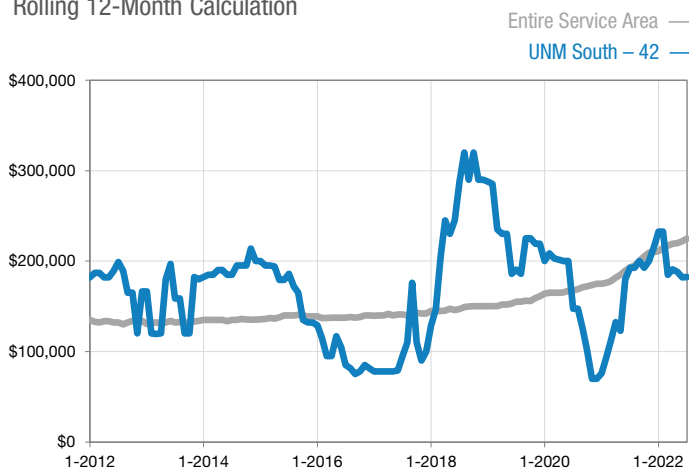
### Median Sales Price - Single-Family Detached

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.