

# Local Market Update for July 2022

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming 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	21	21	0.0%	112	116	+ 3.6%
Pending Sales	20	17	- 15.0%	103	99	- 3.9%
Closed Sales	21	7	- 66.7%	89	95	+ 6.7%
Days on Market Until Sale	12	10	- 16.7%	16	10	- 37.5%
Median Sales Price*	\$269,800	\$259,000	- 4.0%	\$216,000	\$260,000	+ 20.4%
Average Sales Price*	\$248,371	\$248,755	+ 0.2%	\$228,974	\$262,351	+ 14.6%
Percent of List Price Received*	100.4%	101.5%	+ 1.1%	100.7%	103.6%	+ 2.9%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

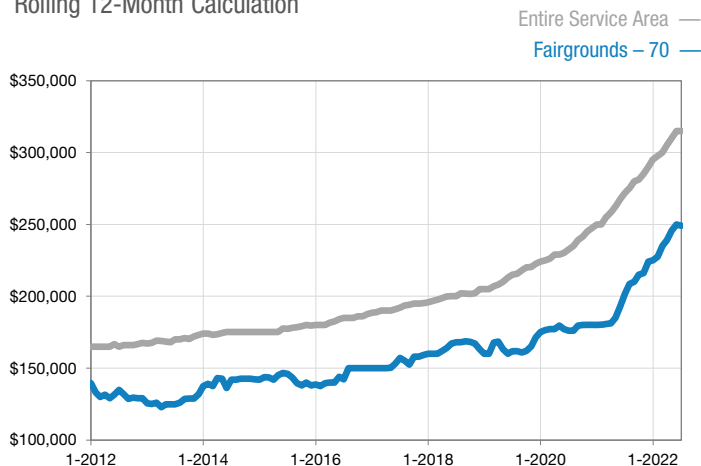
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	0.0%	7	4	- 42.9%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	0	1	--	3	3	0.0%
Days on Market Until Sale	--	20	--	15	9	- 40.0%
Median Sales Price*	--	\$185,000	--	\$176,000	\$185,000	+ 5.1%
Average Sales Price*	--	\$185,000	--	\$183,000	\$169,000	- 7.7%
Percent of List Price Received*	--	97.4%	--	100.1%	102.1%	+ 2.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	--	--	--	--	--

\* 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.

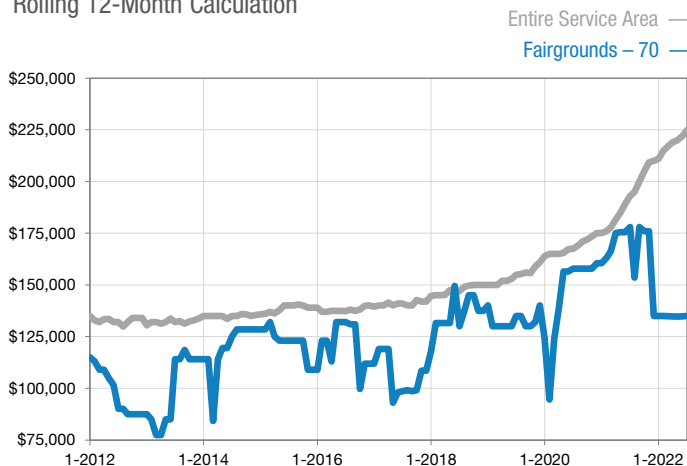
### Median Sales Price - Single-Family Detached

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.