

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	104	64	- 38.5%	561	457	- 18.5%
Pending Sales	86	53	- 38.4%	516	393	- 23.8%
Closed Sales	74	54	- 27.0%	486	383	- 21.2%
Days on Market Until Sale	11	6	- 45.5%	16	10	- 37.5%
Median Sales Price*	\$376,000	\$437,500	+ 16.4%	\$361,250	\$425,000	+ 17.6%
Average Sales Price*	\$471,936	\$547,202	+ 15.9%	\$422,487	\$507,349	+ 20.1%
Percent of List Price Received*	102.0%	101.6%	- 0.4%	101.2%	102.8%	+ 1.6%
Inventory of Homes for Sale	64	53	- 17.2%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

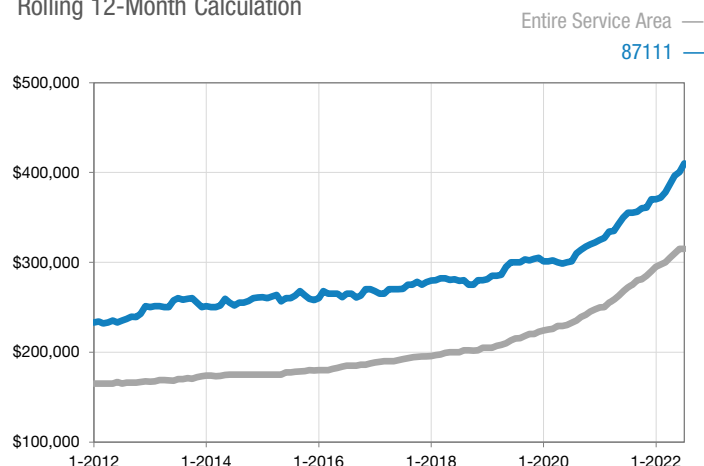
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	29	16	- 44.8%	136	106	- 22.1%
Pending Sales	22	18	- 18.2%	124	97	- 21.8%
Closed Sales	22	11	- 50.0%	121	88	- 27.3%
Days on Market Until Sale	21	7	- 66.7%	14	6	- 57.1%
Median Sales Price*	\$280,000	\$390,000	+ 39.3%	\$245,000	\$300,000	+ 22.4%
Average Sales Price*	\$274,295	\$372,182	+ 35.7%	\$252,721	\$301,137	+ 19.2%
Percent of List Price Received*	101.3%	101.9%	+ 0.6%	101.3%	104.0%	+ 2.7%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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.

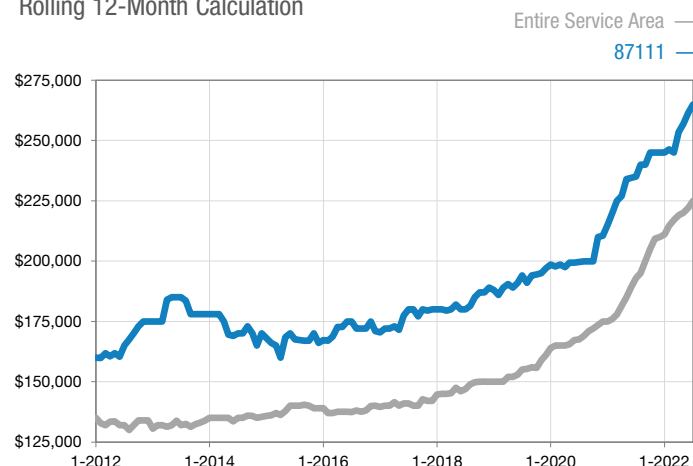
Median Sales Price - Single-Family Detached

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.