

# Local Market Update for July 2022

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	45	37	- 17.8%	296	261	- 11.8%
Pending Sales	39	32	- 17.9%	261	221	- 15.3%
Closed Sales	52	30	- 42.3%	249	219	- 12.0%
Days on Market Until Sale	8	9	+ 12.5%	12	11	- 8.3%
Median Sales Price*	\$279,000	\$260,000	- 6.8%	\$245,000	\$279,900	+ 14.2%
Average Sales Price*	\$291,749	\$289,214	- 0.9%	\$256,547	\$292,821	+ 14.1%
Percent of List Price Received*	102.1%	100.5%	- 1.6%	101.2%	101.8%	+ 0.6%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

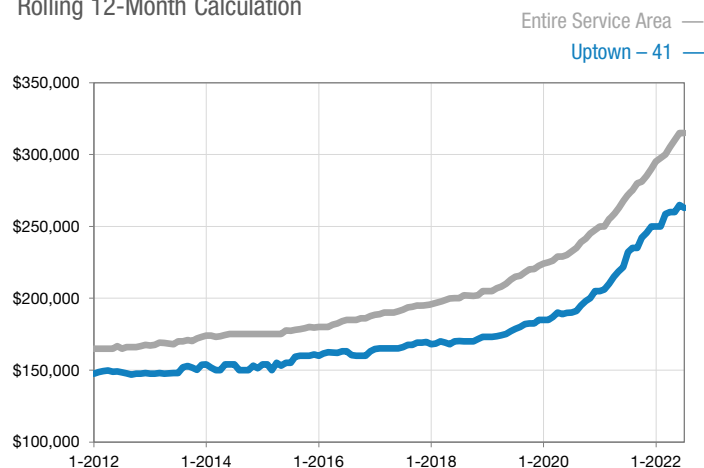
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	5	4	- 20.0%	35	40	+ 14.3%
Pending Sales	6	8	+ 33.3%	29	46	+ 58.6%
Closed Sales	3	10	+ 233.3%	27	43	+ 59.3%
Days on Market Until Sale	4	17	+ 325.0%	10	23	+ 130.0%
Median Sales Price*	\$115,000	\$135,500	+ 17.8%	\$105,000	\$160,000	+ 52.4%
Average Sales Price*	\$109,350	\$170,315	+ 55.8%	\$122,920	\$195,912	+ 59.4%
Percent of List Price Received*	101.5%	101.4%	- 0.1%	99.9%	102.1%	+ 2.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

\* 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.

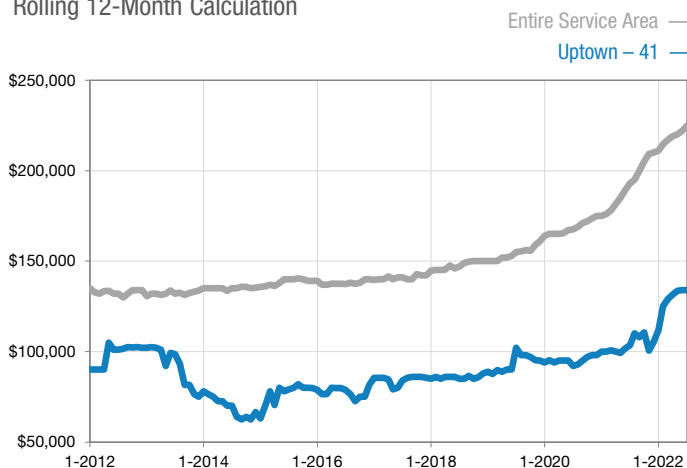
### Median Sales Price - Single-Family Detached

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.