

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	29	28	- 3.4%	198	139	- 29.8%
Pending Sales	20	25	+ 25.0%	156	117	- 25.0%
Closed Sales	26	14	- 46.2%	155	103	- 33.5%
Days on Market Until Sale	12	11	- 8.3%	15	19	+ 26.7%
Median Sales Price*	\$353,000	\$370,000	+ 4.8%	\$350,000	\$437,000	+ 24.9%
Average Sales Price*	\$362,505	\$484,954	+ 33.8%	\$379,213	\$474,509	+ 25.1%
Percent of List Price Received*	100.9%	101.3%	+ 0.4%	100.2%	102.6%	+ 2.4%
Inventory of Homes for Sale	34	24	- 29.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

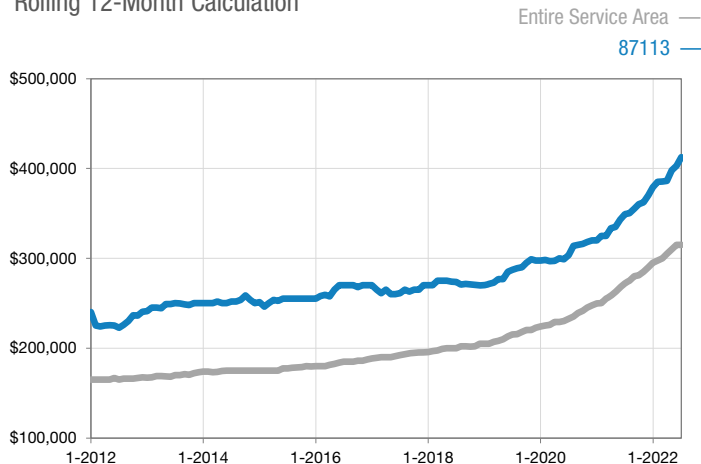
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	8	1	- 87.5%	24	19	- 20.8%
Pending Sales	7	1	- 85.7%	23	19	- 17.4%
Closed Sales	3	1	- 66.7%	18	19	+ 5.6%
Days on Market Until Sale	4	7	+ 75.0%	5	3	- 40.0%
Median Sales Price*	\$187,500	\$225,000	+ 20.0%	\$180,000	\$236,000	+ 31.1%
Average Sales Price*	\$194,833	\$225,000	+ 15.5%	\$182,222	\$247,132	+ 35.6%
Percent of List Price Received*	105.1%	100.0%	- 4.9%	103.4%	104.0%	+ 0.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

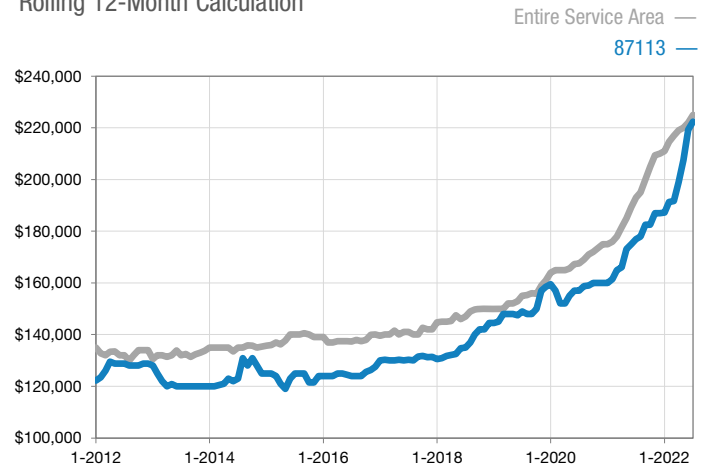
Median Sales Price - Single-Family Detached

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.