

# Local Market Update for July 2022

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



## Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

| Single-Family Detached          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 7-2021  | Thru 7-2022      | Percent Change |
| New Listings                    | 73        | 64               | - 12.3%        | 468          | 345              | - 26.3%        |
| Pending Sales                   | 66        | 55               | - 16.7%        | 440          | 311              | - 29.3%        |
| Closed Sales                    | 83        | 42               | - 49.4%        | 432          | 294              | - 31.9%        |
| Days on Market Until Sale       | 7         | 6                | - 14.3%        | 7            | 6                | - 14.3%        |
| Median Sales Price*             | \$289,000 | <b>\$324,400</b> | + 12.2%        | \$267,500    | <b>\$320,000</b> | + 19.6%        |
| Average Sales Price*            | \$289,412 | <b>\$326,693</b> | + 12.9%        | \$274,916    | <b>\$324,686</b> | + 18.1%        |
| Percent of List Price Received* | 101.7%    | <b>101.9%</b>    | + 0.2%         | 101.8%       | <b>103.6%</b>    | + 1.8%         |
| Inventory of Homes for Sale     | 31        | 32               | + 3.2%         | --           | --               | --             |
| Months Supply of Inventory      | 0.5       | 0.7              | + 40.0%        | --           | --               | --             |

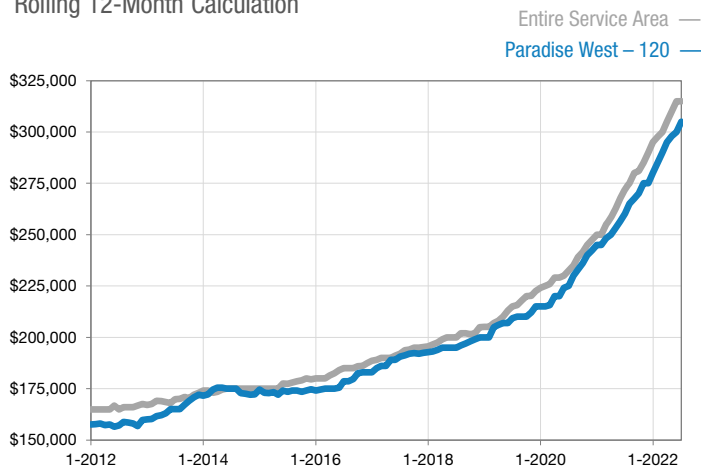
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 7-2021  | Thru 7-2022      | Percent Change |
| New Listings                    | 2         | 0                | - 100.0%       | 7            | 5                | - 28.6%        |
| Pending Sales                   | 2         | 0                | - 100.0%       | 7            | 5                | - 28.6%        |
| Closed Sales                    | 1         | 1                | 0.0%           | 6            | 6                | 0.0%           |
| Days on Market Until Sale       | 7         | 6                | - 14.3%        | 3            | 3                | 0.0%           |
| Median Sales Price*             | \$210,000 | <b>\$286,000</b> | + 36.2%        | \$221,500    | <b>\$265,000</b> | + 19.6%        |
| Average Sales Price*            | \$210,000 | <b>\$286,000</b> | + 36.2%        | \$225,000    | <b>\$264,417</b> | + 17.5%        |
| Percent of List Price Received* | 105.5%    | <b>100.0%</b>    | - 5.2%         | 105.4%       | <b>103.0%</b>    | - 2.3%         |
| Inventory of Homes for Sale     | 0         | 0                | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | --        | --               | --             | --           | --               | --             |

\* 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.

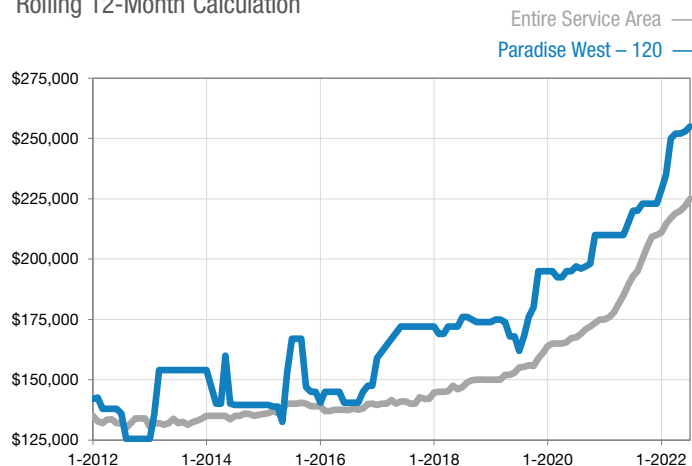
### Median Sales Price - Single-Family Detached

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.