

Local Market Update for July 2022

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, 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	38	20	- 47.4%	196	155	- 20.9%
Pending Sales	17	24	+ 41.2%	152	126	- 17.1%
Closed Sales	21	16	- 23.8%	152	110	- 27.6%
Days on Market Until Sale	13	20	+ 53.8%	19	14	- 26.3%
Median Sales Price*	\$410,000	\$568,750	+ 38.7%	\$435,889	\$534,988	+ 22.7%
Average Sales Price*	\$464,317	\$629,875	+ 35.7%	\$506,242	\$575,175	+ 13.6%
Percent of List Price Received*	102.1%	100.9%	- 1.2%	100.0%	102.0%	+ 2.0%
Inventory of Homes for Sale	41	24	- 41.5%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

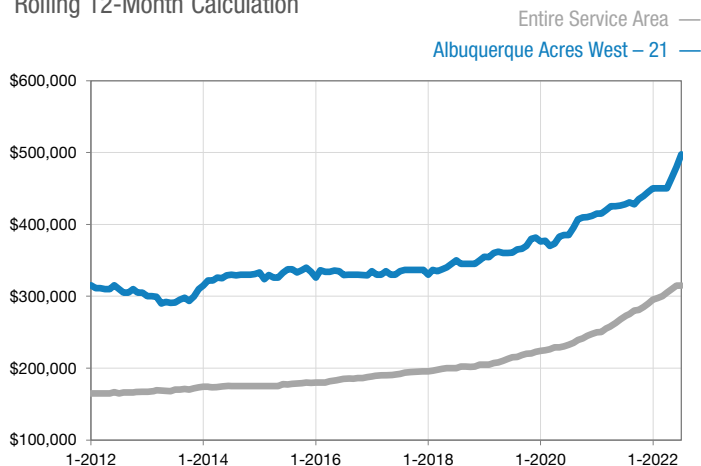
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	1	1	0.0%	7	5	- 28.6%
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	--	--	--	5	3	- 40.0%
Median Sales Price*	--	--	--	\$349,000	\$315,000	- 9.7%
Average Sales Price*	--	--	--	\$335,800	\$319,000	- 5.0%
Percent of List Price Received*	--	--	--	99.8%	103.7%	+ 3.9%
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.

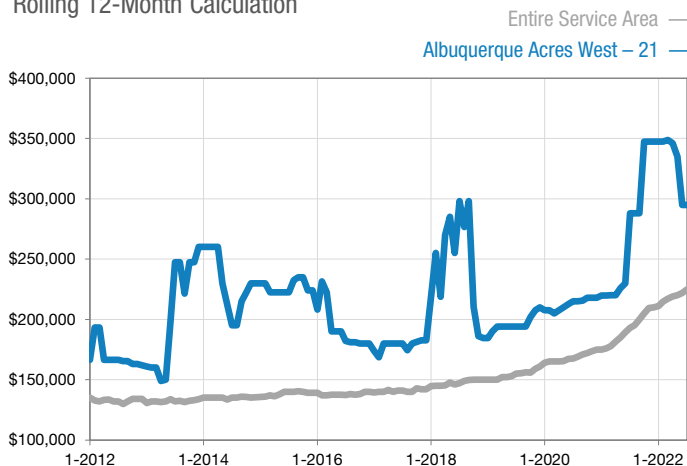
Median Sales Price - Single-Family Detached

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.