

# Local Market Update for July 2022

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	18	20	+ 11.1%	149	141	- 5.4%
Pending Sales	13	14	+ 7.7%	124	114	- 8.1%
Closed Sales	18	15	- 16.7%	126	107	- 15.1%
Days on Market Until Sale	25	4	- 84.0%	24	14	- 41.7%
Median Sales Price*	\$337,750	\$380,000	+ 12.5%	\$244,500	\$305,000	+ 24.7%
Average Sales Price*	\$393,603	\$409,974	+ 4.2%	\$303,698	\$352,974	+ 16.2%
Percent of List Price Received*	100.1%	100.7%	+ 0.6%	100.3%	102.6%	+ 2.3%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--

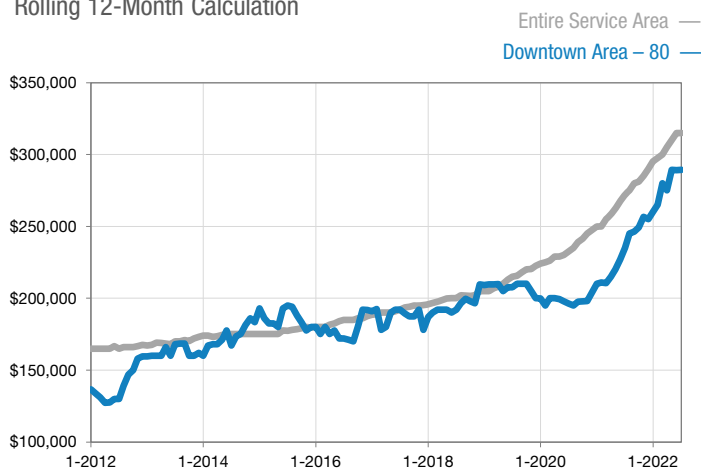
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	14	7	- 50.0%	82	54	- 34.1%
Pending Sales	11	4	- 63.6%	75	48	- 36.0%
Closed Sales	11	6	- 45.5%	65	54	- 16.9%
Days on Market Until Sale	37	17	- 54.1%	38	15	- 60.5%
Median Sales Price*	\$235,000	\$216,750	- 7.8%	\$253,777	\$261,250	+ 2.9%
Average Sales Price*	\$264,027	\$231,483	- 12.3%	\$261,991	\$276,708	+ 5.6%
Percent of List Price Received*	100.6%	97.4%	- 3.2%	98.9%	100.1%	+ 1.2%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

\* 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.

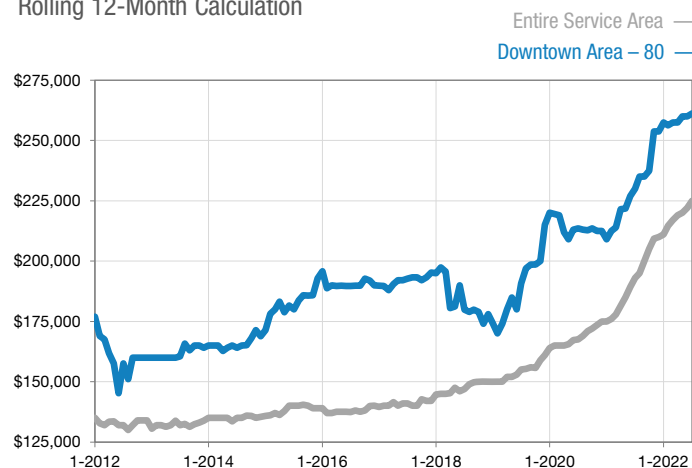
### Median Sales Price - Single-Family Detached

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.