

Local Market Update for July 2022

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	119	90	- 24.4%	649	589	- 9.2%
Pending Sales	98	73	- 25.5%	598	507	- 15.2%
Closed Sales	93	73	- 21.5%	577	488	- 15.4%
Days on Market Until Sale	7	9	+ 28.6%	12	8	- 33.3%
Median Sales Price*	\$245,000	\$285,000	+ 16.3%	\$240,000	\$277,153	+ 15.5%
Average Sales Price*	\$264,115	\$294,622	+ 11.6%	\$251,214	\$285,869	+ 13.8%
Percent of List Price Received*	102.0%	101.3%	- 0.7%	101.4%	103.0%	+ 1.6%
Inventory of Homes for Sale	71	64	- 9.9%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

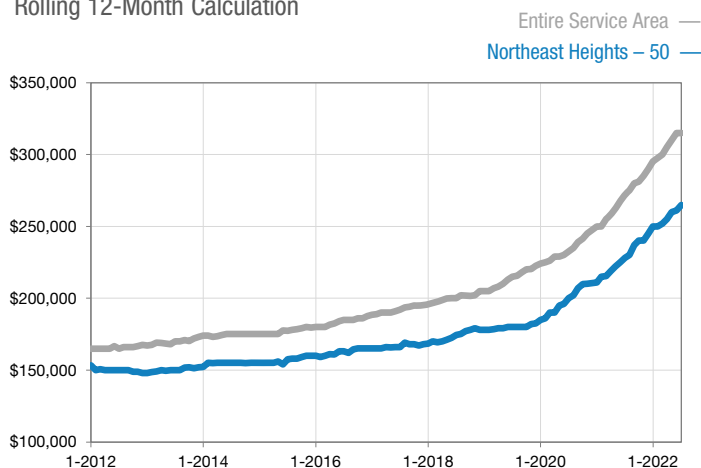
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	16	14	- 12.5%	94	74	- 21.3%
Pending Sales	14	14	0.0%	93	69	- 25.8%
Closed Sales	11	8	- 27.3%	91	62	- 31.9%
Days on Market Until Sale	30	9	- 70.0%	18	5	- 72.2%
Median Sales Price*	\$225,000	\$254,000	+ 12.9%	\$205,000	\$250,000	+ 22.0%
Average Sales Price*	\$199,636	\$252,750	+ 26.6%	\$200,944	\$235,947	+ 17.4%
Percent of List Price Received*	100.6%	100.6%	0.0%	100.7%	103.9%	+ 3.2%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

* 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.

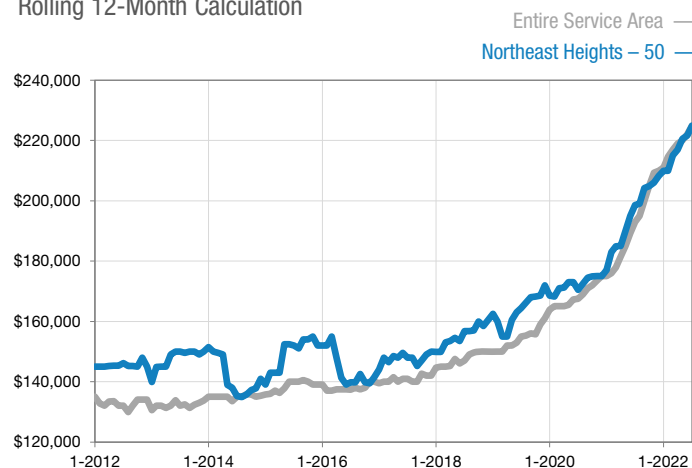
Median Sales Price - Single-Family Detached

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.