

Local Market Update for July 2022

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



87107

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	34	44	+ 29.4%	231	237	+ 2.6%
Pending Sales	29	32	+ 10.3%	169	168	- 0.6%
Closed Sales	34	21	- 38.2%	164	149	- 9.1%
Days on Market Until Sale	20	11	- 45.0%	23	27	+ 17.4%
Median Sales Price*	\$269,875	\$295,000	+ 9.3%	\$311,000	\$340,000	+ 9.3%
Average Sales Price*	\$400,469	\$382,444	- 4.5%	\$371,710	\$432,614	+ 16.4%
Percent of List Price Received*	98.7%	104.7%	+ 6.1%	100.2%	100.8%	+ 0.6%
Inventory of Homes for Sale	52	58	+ 11.5%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

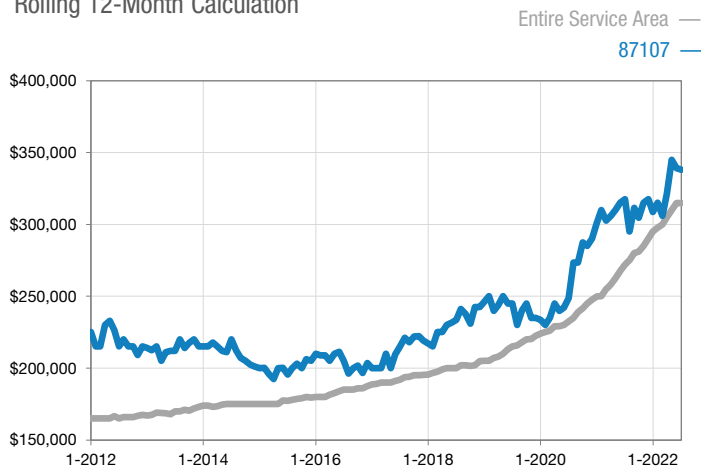
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	7	6	- 14.3%	48	37	- 22.9%
Pending Sales	11	8	- 27.3%	40	38	- 5.0%
Closed Sales	8	10	+ 25.0%	30	38	+ 26.7%
Days on Market Until Sale	2	6	+ 200.0%	9	11	+ 22.2%
Median Sales Price*	\$223,000	\$266,221	+ 19.4%	\$213,750	\$239,500	+ 12.0%
Average Sales Price*	\$204,625	\$279,144	+ 36.4%	\$210,754	\$253,379	+ 20.2%
Percent of List Price Received*	103.7%	102.5%	- 1.2%	101.3%	101.7%	+ 0.4%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

* 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.

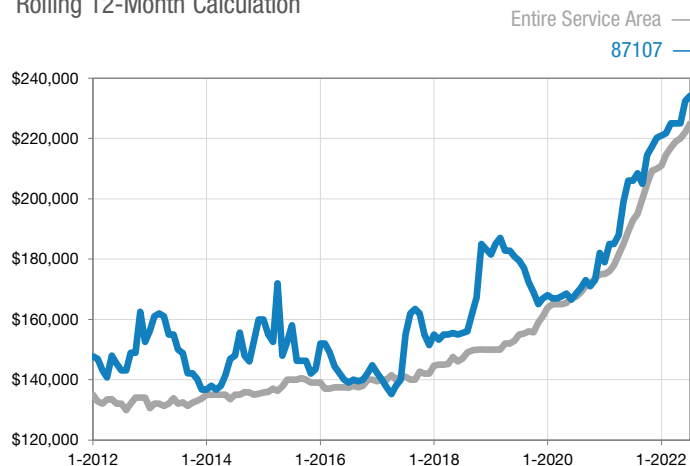
Median Sales Price - Single-Family Detached

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.