

Local Market Update for July 2022

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



87048

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	15	17	+ 13.3%	103	110	+ 6.8%
Pending Sales	9	16	+ 77.8%	87	76	- 12.6%
Closed Sales	15	11	- 26.7%	90	73	- 18.9%
Days on Market Until Sale	11	16	+ 45.5%	33	25	- 24.2%
Median Sales Price*	\$625,000	\$700,000	+ 12.0%	\$625,000	\$707,000	+ 13.1%
Average Sales Price*	\$689,667	\$712,682	+ 3.3%	\$692,047	\$792,368	+ 14.5%
Percent of List Price Received*	98.4%	100.6%	+ 2.2%	98.5%	100.8%	+ 2.3%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

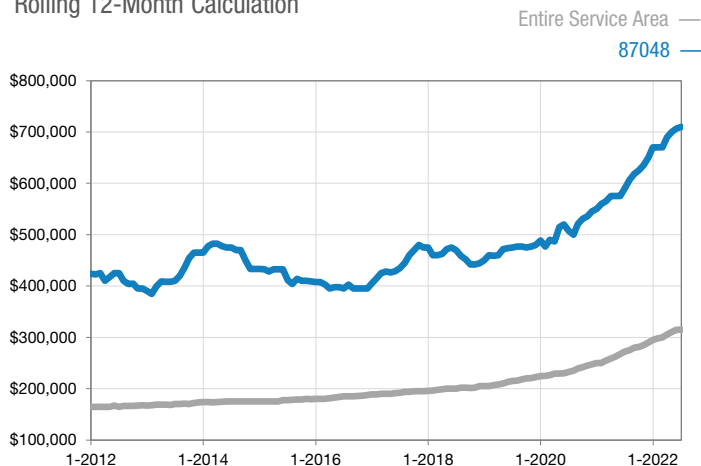
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	1	--	3	2	- 33.3%
Pending Sales	0	1	--	3	2	- 33.3%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Days on Market Until Sale	--	--	--	1	3	+ 200.0%
Median Sales Price*	--	--	--	\$282,000	\$440,000	+ 56.0%
Average Sales Price*	--	--	--	\$271,000	\$440,000	+ 62.4%
Percent of List Price Received*	--	--	--	96.9%	97.8%	+ 0.9%
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.

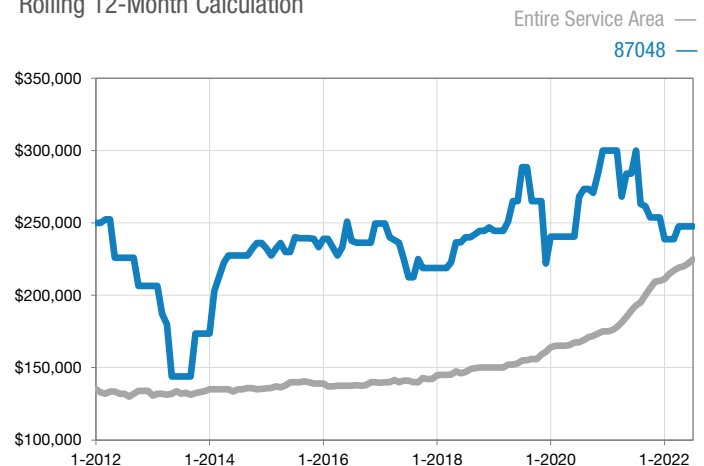
Median Sales Price - Single-Family Detached

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.