

Local Market Update for July 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	31	33	+ 6.5%	204	185	- 9.3%
Pending Sales	21	30	+ 42.9%	160	138	- 13.8%
Closed Sales	30	18	- 40.0%	159	129	- 18.9%
Days on Market Until Sale	15	12	- 20.0%	22	26	+ 18.2%
Median Sales Price*	\$265,000	\$250,000	- 5.7%	\$275,000	\$296,000	+ 7.6%
Average Sales Price*	\$343,365	\$314,192	- 8.5%	\$326,869	\$353,732	+ 8.2%
Percent of List Price Received*	99.7%	104.0%	+ 4.3%	100.4%	101.0%	+ 0.6%
Inventory of Homes for Sale	38	39	+ 2.6%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

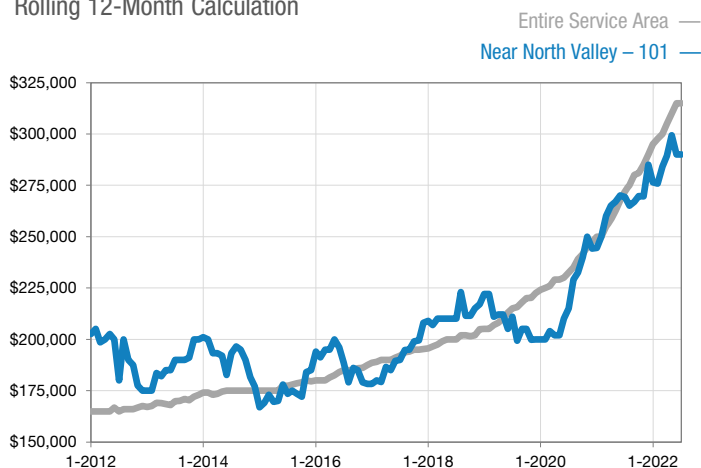
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	11	5	- 54.5%	49	33	- 32.7%
Pending Sales	13	6	- 53.8%	39	36	- 7.7%
Closed Sales	8	6	- 25.0%	26	36	+ 38.5%
Days on Market Until Sale	3	5	+ 66.7%	10	13	+ 30.0%
Median Sales Price*	\$223,000	\$271,271	+ 21.6%	\$218,363	\$243,771	+ 11.6%
Average Sales Price*	\$212,750	\$290,257	+ 36.4%	\$216,913	\$288,200	+ 32.9%
Percent of List Price Received*	101.3%	102.6%	+ 1.3%	100.7%	101.9%	+ 1.2%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--

* 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.

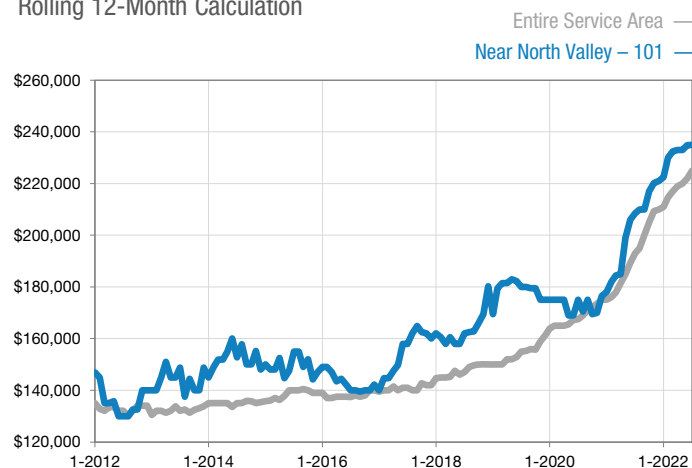
Median Sales Price - Single-Family Detached

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.