

Local Market Update for July 2022

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



87121

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	99	93	- 6.1%	605	580	- 4.1%
Pending Sales	77	80	+ 3.9%	552	509	- 7.8%
Closed Sales	90	67	- 25.6%	542	464	- 14.4%
Days on Market Until Sale	6	10	+ 66.7%	7	8	+ 14.3%
Median Sales Price*	\$220,000	\$260,000	+ 18.2%	\$211,500	\$251,375	+ 18.9%
Average Sales Price*	\$223,439	\$267,085	+ 19.5%	\$213,911	\$256,521	+ 19.9%
Percent of List Price Received*	103.5%	101.2%	- 2.2%	102.1%	102.4%	+ 0.3%
Inventory of Homes for Sale	62	57	- 8.1%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

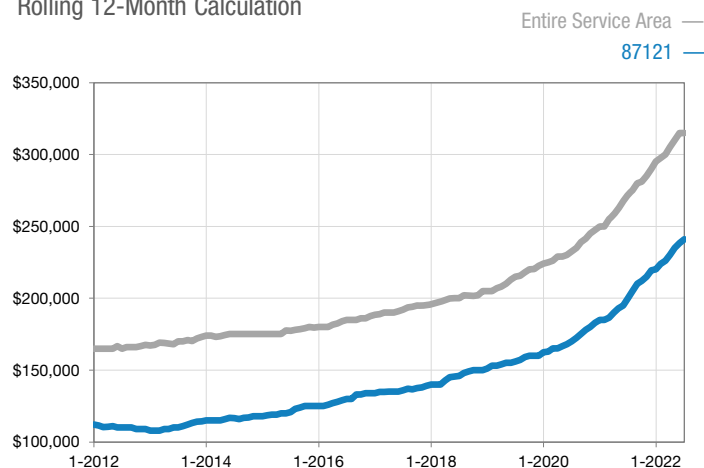
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	3	2	- 33.3%	14	14	0.0%
Pending Sales	2	2	0.0%	12	16	+ 33.3%
Closed Sales	1	1	0.0%	15	14	- 6.7%
Days on Market Until Sale	3	4	+ 33.3%	5	4	- 20.0%
Median Sales Price*	\$210,000	\$158,000	- 24.8%	\$170,000	\$209,500	+ 23.2%
Average Sales Price*	\$210,000	\$158,000	- 24.8%	\$173,395	\$203,500	+ 17.4%
Percent of List Price Received*	102.4%	105.3%	+ 2.8%	100.8%	104.2%	+ 3.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

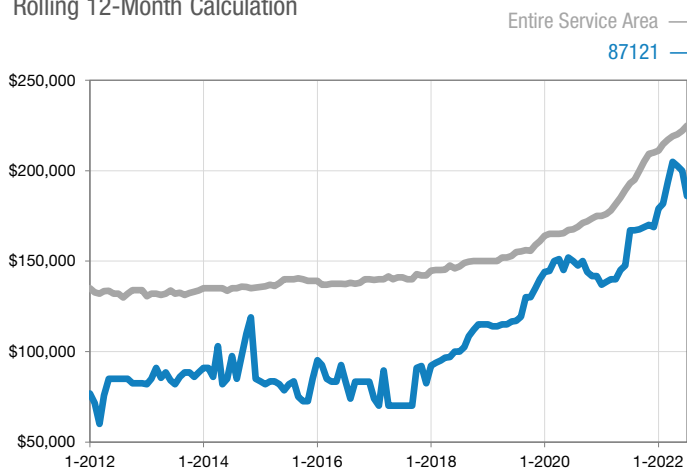
Median Sales Price - Single-Family Detached

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.