

Local Market Update for July 2022

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



87120

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	149	107	- 28.2%	852	730	- 14.3%
Pending Sales	113	97	- 14.2%	765	629	- 17.8%
Closed Sales	119	99	- 16.8%	726	623	- 14.2%
Days on Market Until Sale	10	9	- 10.0%	13	14	+ 7.7%
Median Sales Price*	\$285,000	\$349,900	+ 22.8%	\$281,500	\$350,000	+ 24.3%
Average Sales Price*	\$319,358	\$384,650	+ 20.4%	\$316,144	\$396,211	+ 25.3%
Percent of List Price Received*	103.2%	102.1%	- 1.1%	101.3%	102.4%	+ 1.1%
Inventory of Homes for Sale	100	93	- 7.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

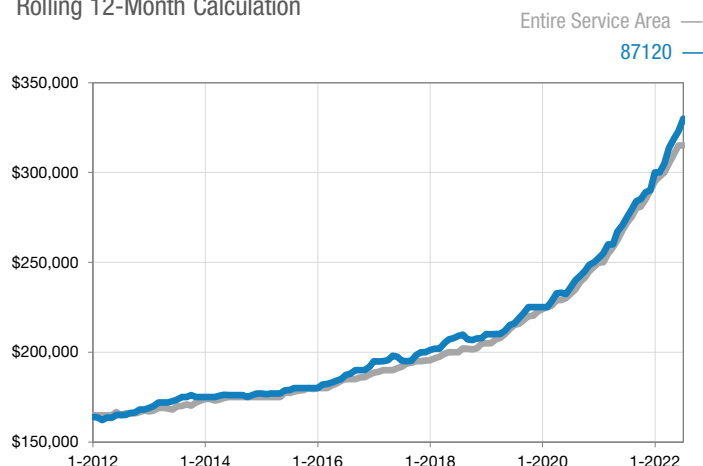
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	31	13	- 58.1%	116	94	- 19.0%
Pending Sales	24	17	- 29.2%	108	90	- 16.7%
Closed Sales	16	14	- 12.5%	98	86	- 12.2%
Days on Market Until Sale	5	6	+ 20.0%	12	6	- 50.0%
Median Sales Price*	\$195,000	\$219,500	+ 12.6%	\$189,000	\$226,000	+ 19.6%
Average Sales Price*	\$201,688	\$236,143	+ 17.1%	\$210,366	\$247,256	+ 17.5%
Percent of List Price Received*	102.1%	104.2%	+ 2.1%	101.4%	103.9%	+ 2.5%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	0.6	0.1	- 83.3%	--	--	--

* 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.

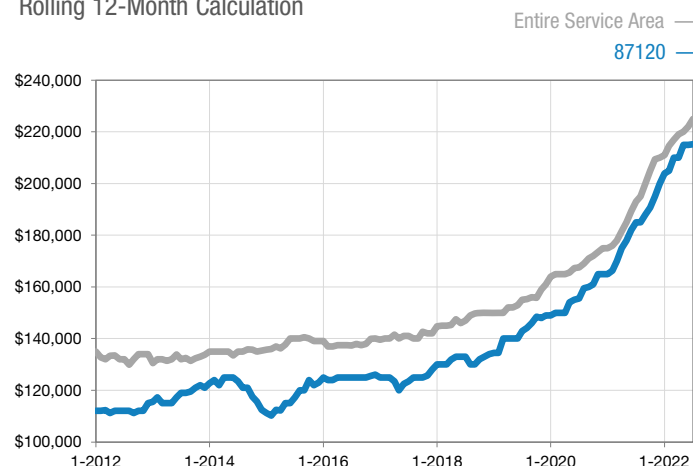
Median Sales Price - Single-Family Detached

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.