

Local Market Update for July 2022

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	16	16	0.0%	114	117	+ 2.6%
Pending Sales	13	10	- 23.1%	101	91	- 9.9%
Closed Sales	10	13	+ 30.0%	104	84	- 19.2%
Days on Market Until Sale	15	10	- 33.3%	30	12	- 60.0%
Median Sales Price*	\$248,500	\$245,000	- 1.4%	\$183,000	\$239,950	+ 31.1%
Average Sales Price*	\$243,000	\$221,077	- 9.0%	\$216,089	\$250,087	+ 15.7%
Percent of List Price Received*	100.9%	97.4%	- 3.5%	100.1%	102.7%	+ 2.6%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

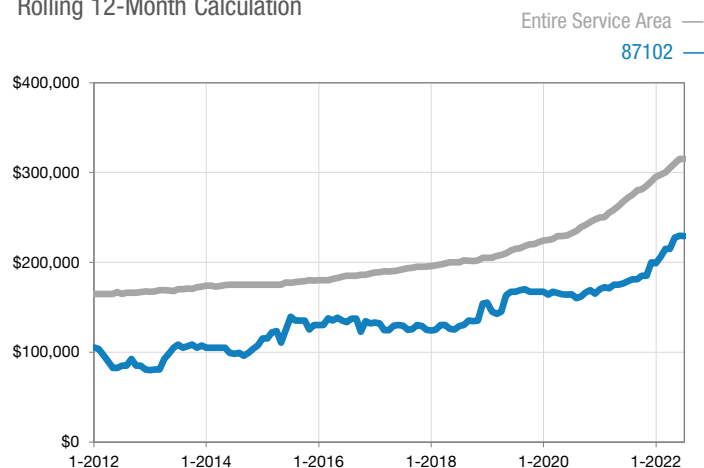
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	12	6	- 50.0%	62	42	- 32.3%
Pending Sales	9	3	- 66.7%	55	35	- 36.4%
Closed Sales	7	5	- 28.6%	48	40	- 16.7%
Days on Market Until Sale	55	20	- 63.6%	48	14	- 70.8%
Median Sales Price*	\$190,000	\$220,000	+ 15.8%	\$226,000	\$256,250	+ 13.4%
Average Sales Price*	\$224,343	\$250,280	+ 11.6%	\$246,921	\$268,068	+ 8.6%
Percent of List Price Received*	100.9%	97.1%	- 3.8%	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

* 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.

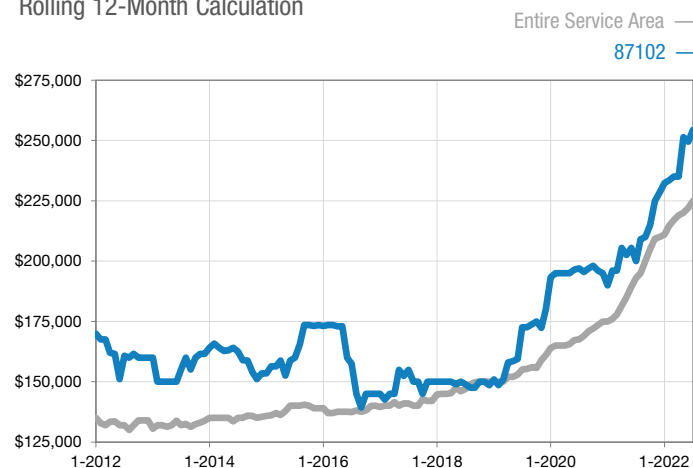
Median Sales Price - Single-Family Detached

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.