

Local Market Update for July 2022

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	18	26	+ 44.4%	126	104	- 17.5%
Pending Sales	19	13	- 31.6%	110	82	- 25.5%
Closed Sales	23	8	- 65.2%	106	82	- 22.6%
Days on Market Until Sale	17	12	- 29.4%	30	32	+ 6.7%
Median Sales Price*	\$549,000	\$551,000	+ 0.4%	\$461,000	\$450,500	- 2.3%
Average Sales Price*	\$508,410	\$562,663	+ 10.7%	\$480,798	\$512,043	+ 6.5%
Percent of List Price Received*	100.4%	99.1%	- 1.3%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

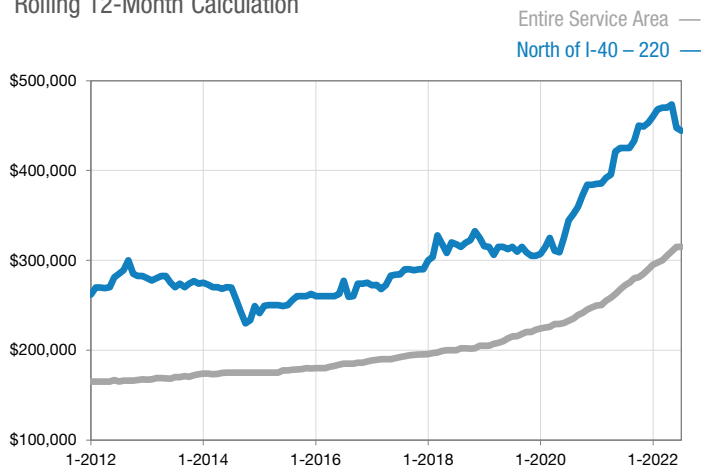
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

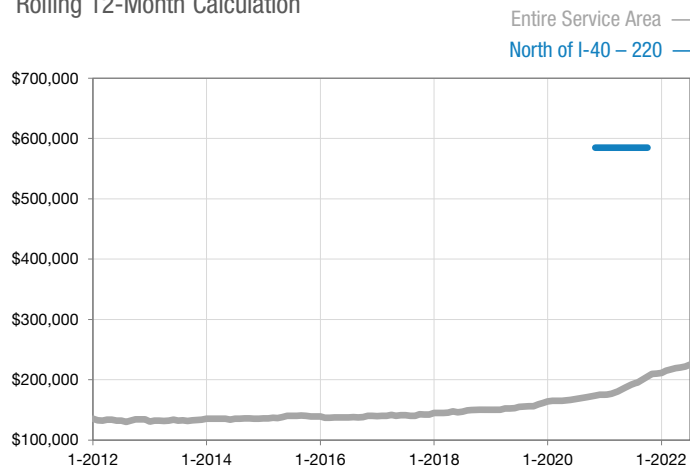
Median Sales Price - Single-Family Detached

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.