

Local Market Update for July 2022

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



87112

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	85	63	- 25.9%	428	409	- 4.4%
Pending Sales	65	50	- 23.1%	393	358	- 8.9%
Closed Sales	67	55	- 17.9%	369	340	- 7.9%
Days on Market Until Sale	7	9	+ 28.6%	13	9	- 30.8%
Median Sales Price*	\$250,000	\$297,500	+ 19.0%	\$242,000	\$285,250	+ 17.9%
Average Sales Price*	\$277,765	\$315,753	+ 13.7%	\$262,081	\$309,953	+ 18.3%
Percent of List Price Received*	101.5%	100.5%	- 1.0%	101.1%	102.6%	+ 1.5%
Inventory of Homes for Sale	52	41	- 21.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

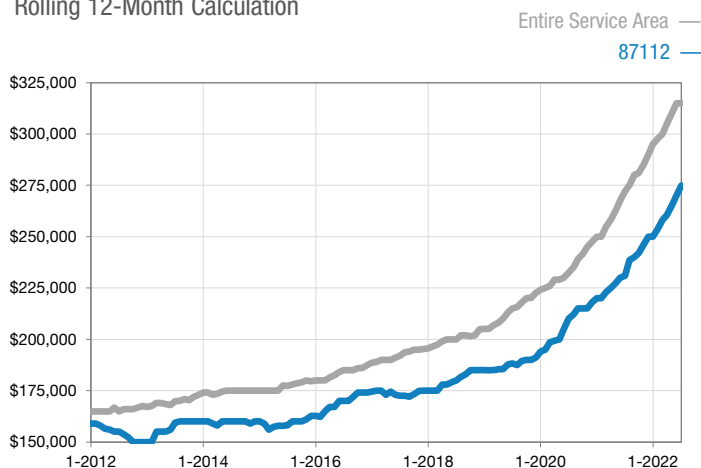
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	18	9	- 50.0%	62	43	- 30.6%
Pending Sales	10	8	- 20.0%	54	39	- 27.8%
Closed Sales	7	7	0.0%	51	37	- 27.5%
Days on Market Until Sale	5	7	+ 40.0%	17	5	- 70.6%
Median Sales Price*	\$221,000	\$277,500	+ 25.6%	\$204,500	\$252,680	+ 23.6%
Average Sales Price*	\$235,857	\$268,643	+ 13.9%	\$200,866	\$249,943	+ 24.4%
Percent of List Price Received*	101.4%	100.3%	- 1.1%	101.1%	102.6%	+ 1.5%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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.

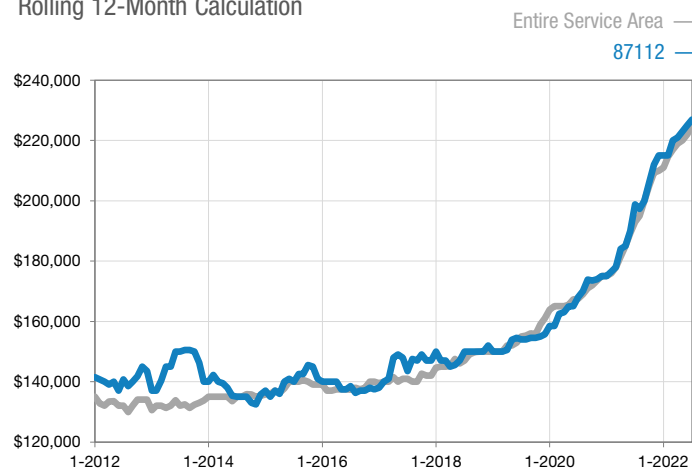
Median Sales Price - Single-Family Detached

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.