

# Local Market Update for July 2022

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



## 87002

| Single-Family Detached          | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021      | 2022      | Percent Change | Thru 7-2021  | Thru 7-2022 | Percent Change |
| New Listings                    | 34        | 33        | - 2.9%         | 211          | 188         | - 10.9%        |
| Pending Sales                   | 34        | 23        | - 32.4%        | 173          | 165         | - 4.6%         |
| Closed Sales                    | 25        | 12        | - 52.0%        | 134          | 165         | + 23.1%        |
| Days on Market Until Sale       | 27        | 19        | - 29.6%        | 28           | 29          | + 3.6%         |
| Median Sales Price*             | \$213,900 | \$260,900 | + 22.0%        | \$175,850    | \$248,900   | + 41.5%        |
| Average Sales Price*            | \$220,220 | \$243,083 | + 10.4%        | \$200,054    | \$254,653   | + 27.3%        |
| Percent of List Price Received* | 99.9%     | 100.7%    | + 0.8%         | 99.0%        | 100.5%      | + 1.5%         |
| Inventory of Homes for Sale     | 51        | 54        | + 5.9%         | --           | --          | --             |
| Months Supply of Inventory      | 2.4       | 2.4       | 0.0%           | --           | --          | --             |

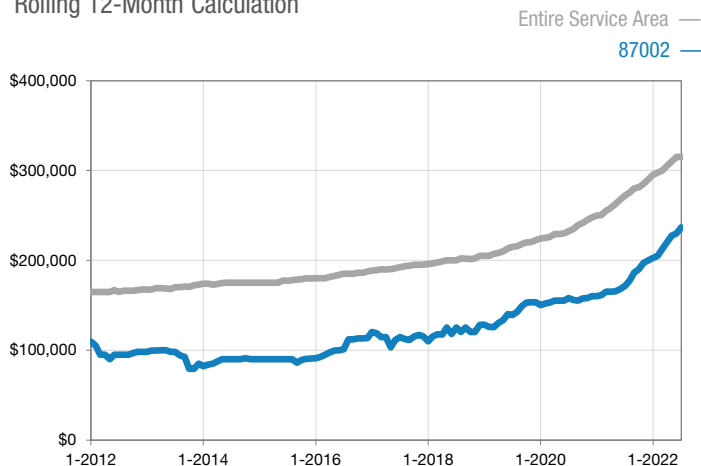
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021      | 2022      | Percent Change | Thru 7-2021  | Thru 7-2022 | Percent Change |
| New Listings                    | 3         | 2         | - 33.3%        | 17           | 19          | + 11.8%        |
| Pending Sales                   | 2         | 1         | - 50.0%        | 15           | 17          | + 13.3%        |
| Closed Sales                    | 2         | 2         | 0.0%           | 11           | 20          | + 81.8%        |
| Days on Market Until Sale       | 48        | 11        | - 77.1%        | 31           | 10          | - 67.7%        |
| Median Sales Price*             | \$124,500 | \$172,450 | + 38.5%        | \$120,000    | \$161,000   | + 34.2%        |
| Average Sales Price*            | \$124,500 | \$172,450 | + 38.5%        | \$127,950    | \$164,280   | + 28.4%        |
| Percent of List Price Received* | 96.1%     | 104.2%    | + 8.4%         | 100.5%       | 100.7%      | + 0.2%         |
| Inventory of Homes for Sale     | 2         | 3         | + 50.0%        | --           | --          | --             |
| Months Supply of Inventory      | 1.1       | 1.3       | + 18.2%        | --           | --          | --             |

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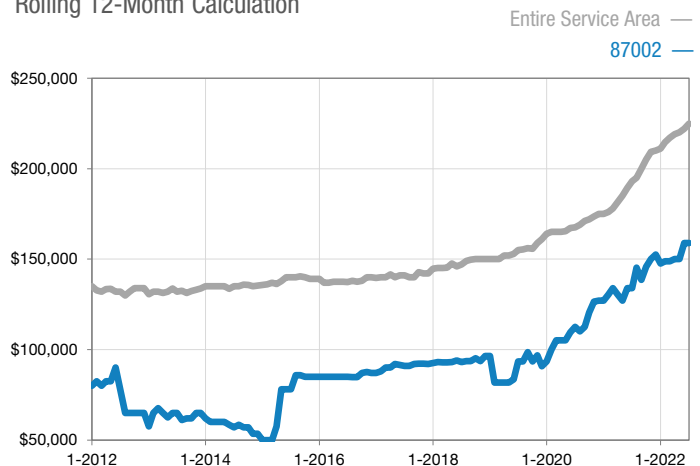
### Median Sales Price - Single-Family Detached

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.