

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	48	29	- 39.6%	238	202	- 15.1%
Pending Sales	34	22	- 35.3%	200	163	- 18.5%
Closed Sales	40	25	- 37.5%	190	164	- 13.7%
Days on Market Until Sale	10	18	+ 80.0%	23	14	- 39.1%
Median Sales Price*	\$267,500	\$333,000	+ 24.5%	\$234,500	\$268,500	+ 14.5%
Average Sales Price*	\$260,829	\$337,096	+ 29.2%	\$247,374	\$308,737	+ 24.8%
Percent of List Price Received*	102.4%	101.8%	- 0.6%	100.7%	102.8%	+ 2.1%
Inventory of Homes for Sale	38	31	- 18.4%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

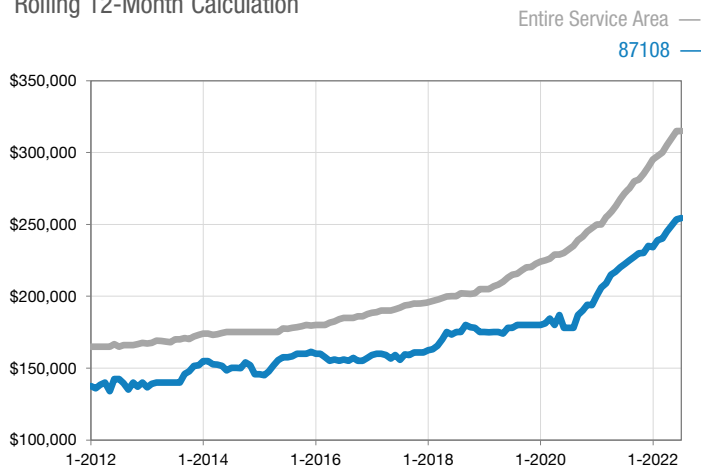
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	26	23	- 11.5%
Pending Sales	4	2	- 50.0%	28	19	- 32.1%
Closed Sales	4	4	0.0%	28	17	- 39.3%
Days on Market Until Sale	5	25	+ 400.0%	40	19	- 52.5%
Median Sales Price*	\$125,000	\$184,950	+ 48.0%	\$160,000	\$162,000	+ 1.3%
Average Sales Price*	\$171,875	\$209,225	+ 21.7%	\$216,764	\$180,288	- 16.8%
Percent of List Price Received*	99.1%	96.8%	- 2.3%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

* 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.

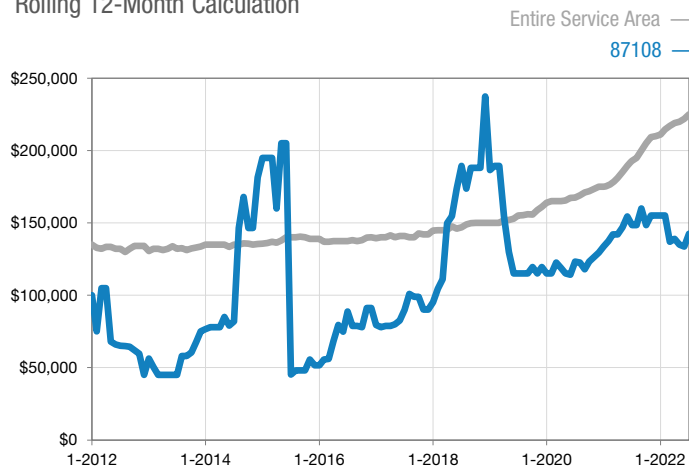
Median Sales Price - Single-Family Detached

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.