

Local Market Update for July 2022

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



87104

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	13	15	+ 15.4%	104	82	- 21.2%
Pending Sales	9	15	+ 66.7%	87	70	- 19.5%
Closed Sales	20	9	- 55.0%	84	71	- 15.5%
Days on Market Until Sale	20	4	- 80.0%	22	21	- 4.5%
Median Sales Price*	\$369,500	\$510,500	+ 38.2%	\$376,250	\$440,000	+ 16.9%
Average Sales Price*	\$432,168	\$478,179	+ 10.6%	\$414,138	\$474,203	+ 14.5%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.1%	100.9%	+ 0.8%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

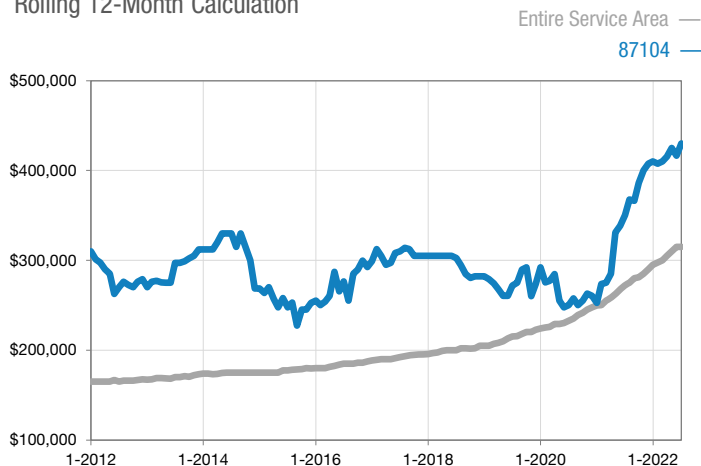
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	6	2	- 66.7%	29	17	- 41.4%
Pending Sales	5	2	- 60.0%	25	20	- 20.0%
Closed Sales	4	1	- 75.0%	20	21	+ 5.0%
Days on Market Until Sale	5	5	0.0%	7	14	+ 100.0%
Median Sales Price*	\$262,450	\$137,500	- 47.6%	\$276,200	\$293,000	+ 6.1%
Average Sales Price*	\$288,725	\$137,500	- 52.4%	\$284,760	\$321,342	+ 12.8%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	100.2%	101.5%	+ 1.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

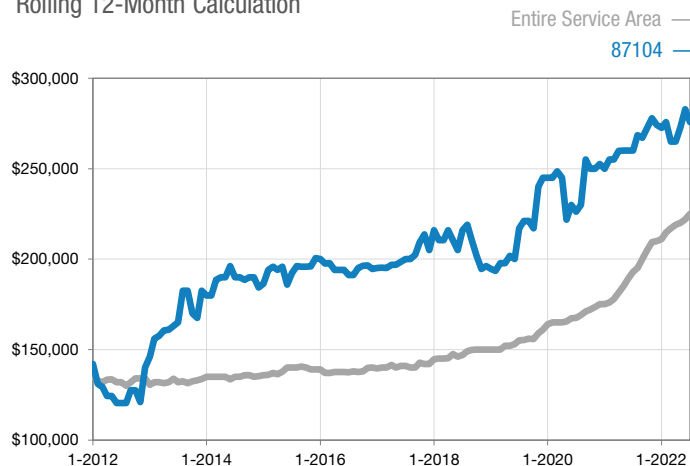
Median Sales Price - Single-Family Detached

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.