

# Local Market Update for July 2022

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	39	22	- 43.6%	241	161	- 33.2%
Pending Sales	24	16	- 33.3%	212	146	- 31.1%
Closed Sales	54	18	- 66.7%	192	144	- 25.0%
Days on Market Until Sale	16	22	+ 37.5%	22	17	- 22.7%
Median Sales Price*	\$334,473	\$299,000	- 10.6%	\$303,523	\$320,000	+ 5.4%
Average Sales Price*	\$335,054	\$308,017	- 8.1%	\$300,492	\$339,695	+ 13.0%
Percent of List Price Received*	101.7%	100.9%	- 0.8%	101.0%	101.7%	+ 0.7%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

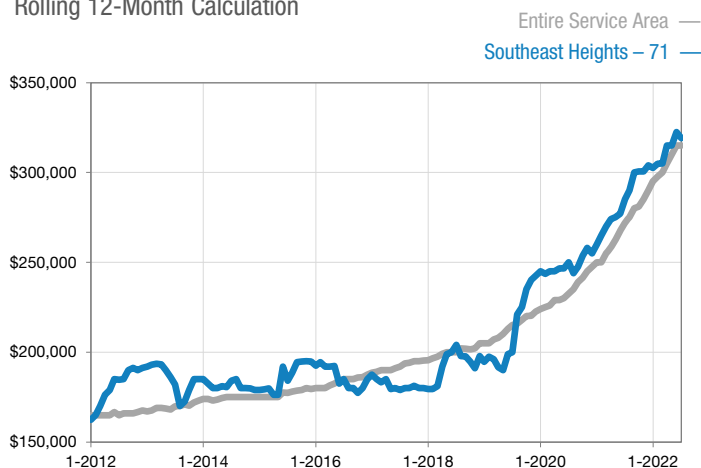
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	5	+ 25.0%	75	33	- 56.0%
Pending Sales	4	4	0.0%	64	35	- 45.3%
Closed Sales	8	4	- 50.0%	41	39	- 4.9%
Days on Market Until Sale	4	10	+ 150.0%	10	23	+ 130.0%
Median Sales Price*	\$239,450	\$172,450	- 28.0%	\$211,000	\$286,900	+ 36.0%
Average Sales Price*	\$206,763	\$151,725	- 26.6%	\$203,576	\$249,469	+ 22.5%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.3%	101.1%	+ 0.8%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

\* 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.

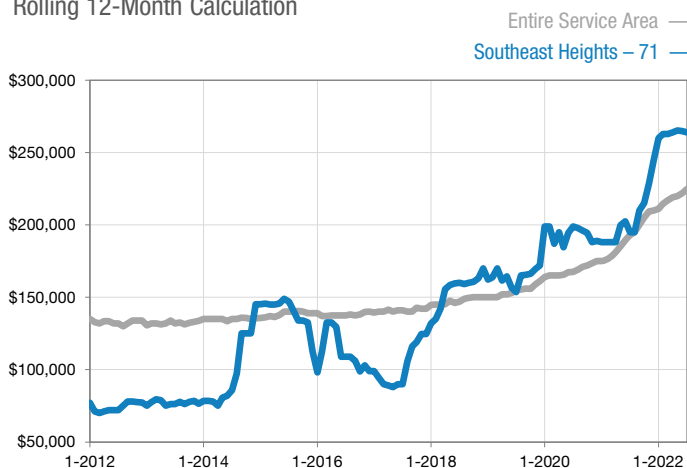
### Median Sales Price - Single-Family Detached

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.