

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	51	30	- 41.2%	305	223	- 26.9%
Pending Sales	34	18	- 47.1%	245	176	- 28.2%
Closed Sales	37	26	- 29.7%	241	169	- 29.9%
Days on Market Until Sale	14	14	0.0%	24	15	- 37.5%
Median Sales Price*	\$651,000	\$635,000	- 2.5%	\$625,000	\$680,000	+ 8.8%
Average Sales Price*	\$748,859	\$744,112	- 0.6%	\$680,469	\$762,251	+ 12.0%
Percent of List Price Received*	101.9%	102.1%	+ 0.2%	99.8%	101.9%	+ 2.1%
Inventory of Homes for Sale	55	36	- 34.5%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

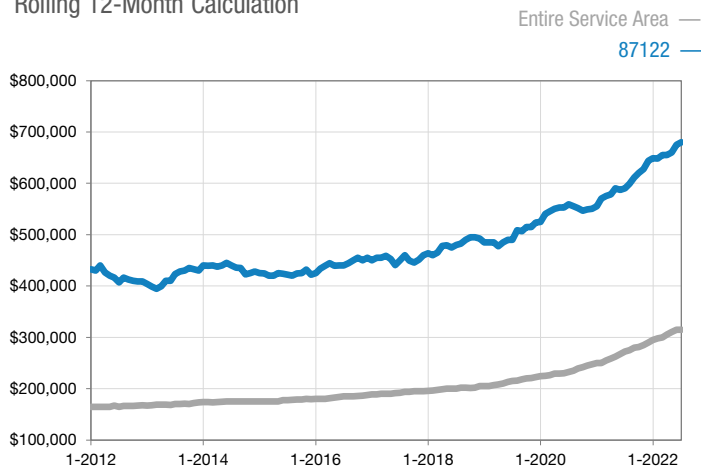
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	1	--	10	4	- 60.0%
Pending Sales	0	1	--	9	4	- 55.6%
Closed Sales	0	0	0.0%	13	4	- 69.2%
Days on Market Until Sale	--	--	--	19	2	- 89.5%
Median Sales Price*	--	--	--	\$280,000	\$354,000	+ 26.4%
Average Sales Price*	--	--	--	\$303,531	\$313,250	+ 3.2%
Percent of List Price Received*	--	--	--	99.6%	110.2%	+ 10.6%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

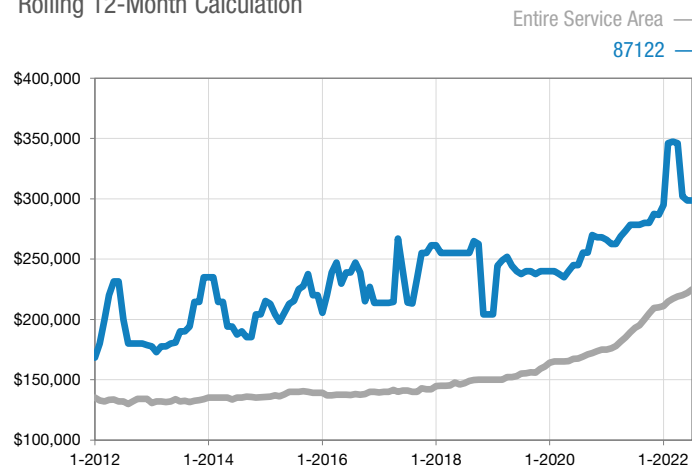
Median Sales Price - Single-Family Detached

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.