

Local Market Update for July 2022

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



87031

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	60	67	+ 11.7%	394	431	+ 9.4%
Pending Sales	45	45	0.0%	342	339	- 0.9%
Closed Sales	45	49	+ 8.9%	323	337	+ 4.3%
Days on Market Until Sale	18	22	+ 22.2%	25	24	- 4.0%
Median Sales Price*	\$254,000	\$315,000	+ 24.0%	\$248,900	\$289,000	+ 16.1%
Average Sales Price*	\$274,430	\$329,609	+ 20.1%	\$262,687	\$315,742	+ 20.2%
Percent of List Price Received*	102.0%	100.0%	- 2.0%	100.4%	100.4%	0.0%
Inventory of Homes for Sale	73	118	+ 61.6%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

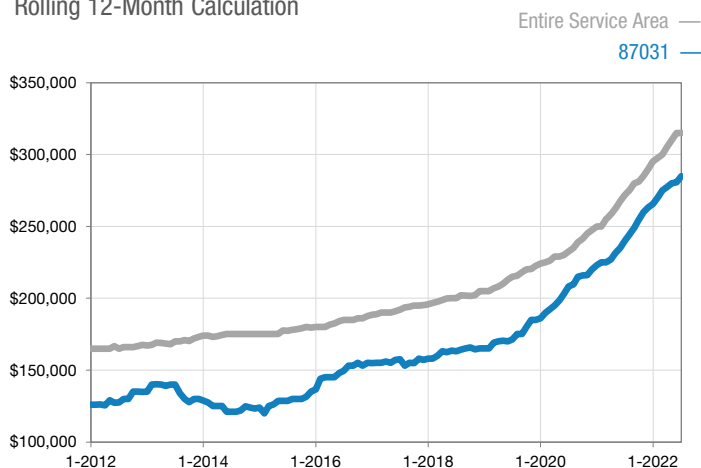
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	2	0.0%	21	12	- 42.9%
Pending Sales	3	1	- 66.7%	18	11	- 38.9%
Closed Sales	2	1	- 50.0%	15	11	- 26.7%
Days on Market Until Sale	2	4	+ 100.0%	5	6	+ 20.0%
Median Sales Price*	\$189,125	\$205,900	+ 8.9%	\$170,000	\$205,900	+ 21.1%
Average Sales Price*	\$189,125	\$205,900	+ 8.9%	\$164,510	\$203,282	+ 23.6%
Percent of List Price Received*	103.5%	100.0%	- 3.4%	101.4%	106.5%	+ 5.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

* 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.

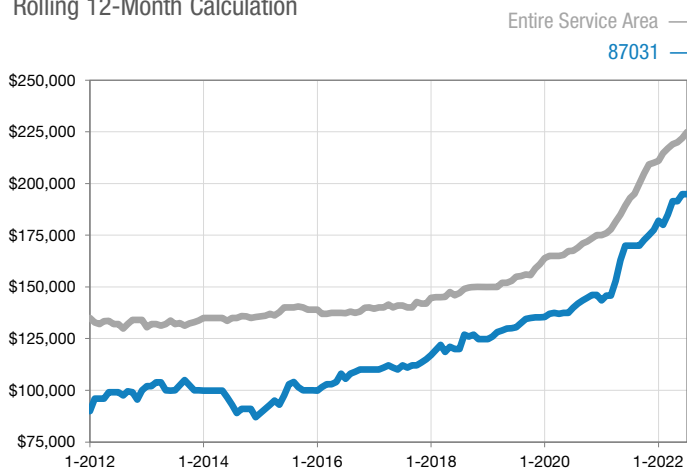
Median Sales Price - Single-Family Detached

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.