

Local Market Update for July 2022

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	88	84	- 4.5%	548	537	- 2.0%
Pending Sales	70	73	+ 4.3%	504	471	- 6.5%
Closed Sales	80	63	- 21.3%	492	427	- 13.2%
Days on Market Until Sale	6	11	+ 83.3%	6	8	+ 33.3%
Median Sales Price*	\$220,000	\$265,000	+ 20.5%	\$210,000	\$250,000	+ 19.0%
Average Sales Price*	\$221,925	\$268,630	+ 21.0%	\$211,553	\$253,511	+ 19.8%
Percent of List Price Received*	103.8%	101.2%	- 2.5%	102.1%	102.4%	+ 0.3%
Inventory of Homes for Sale	53	50	- 5.7%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

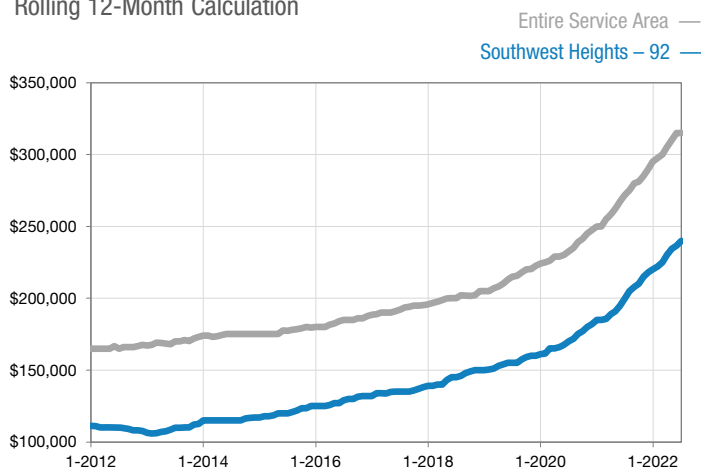
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	1	- 50.0%	10	10	0.0%
Pending Sales	1	2	+ 100.0%	8	12	+ 50.0%
Closed Sales	0	1	--	11	10	- 9.1%
Days on Market Until Sale	--	4	--	6	5	- 16.7%
Median Sales Price*	--	\$158,000	--	\$150,000	\$181,500	+ 21.0%
Average Sales Price*	--	\$158,000	--	\$165,857	\$189,200	+ 14.1%
Percent of List Price Received*	--	105.3%	--	100.0%	104.6%	+ 4.6%
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.

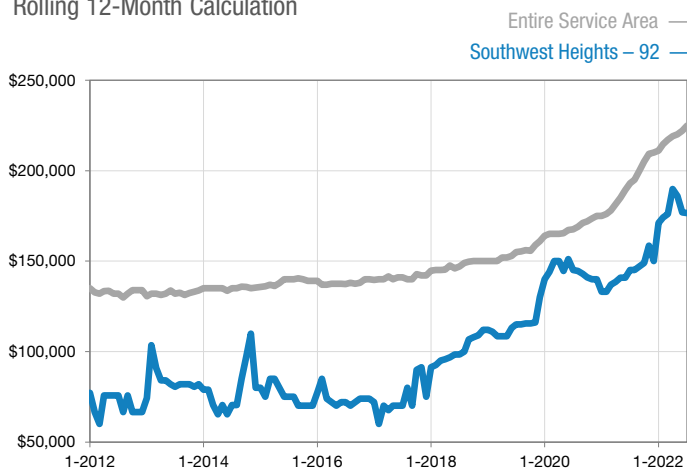
Median Sales Price - Single-Family Detached

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.