

Local Market Update for July 2022

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	22	20	- 9.1%	153	132	- 13.7%
Pending Sales	17	16	- 5.9%	134	112	- 16.4%
Closed Sales	23	16	- 30.4%	130	111	- 14.6%
Days on Market Until Sale	11	13	+ 18.2%	13	10	- 23.1%
Median Sales Price*	\$327,000	\$348,000	+ 6.4%	\$307,250	\$340,000	+ 10.7%
Average Sales Price*	\$381,728	\$379,091	- 0.7%	\$334,232	\$355,867	+ 6.5%
Percent of List Price Received*	102.1%	100.5%	- 1.6%	101.0%	102.0%	+ 1.0%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

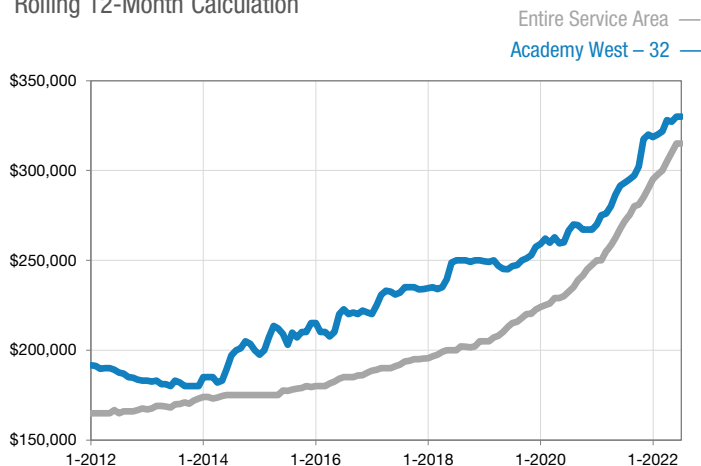
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	15	17	+ 13.3%	110	78	- 29.1%
Pending Sales	12	16	+ 33.3%	93	76	- 18.3%
Closed Sales	19	11	- 42.1%	93	70	- 24.7%
Days on Market Until Sale	7	6	- 14.3%	8	12	+ 50.0%
Median Sales Price*	\$179,400	\$234,000	+ 30.4%	\$181,000	\$203,000	+ 12.2%
Average Sales Price*	\$192,639	\$223,435	+ 16.0%	\$182,476	\$205,690	+ 12.7%
Percent of List Price Received*	102.5%	103.6%	+ 1.1%	100.6%	102.0%	+ 1.4%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

* 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.

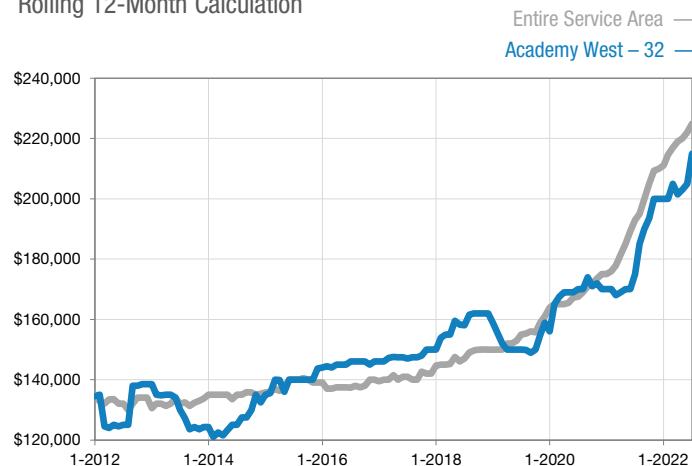
Median Sales Price - Single-Family Detached

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.