

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	29	30	+ 3.4%	194	170	- 12.4%
Pending Sales	29	23	- 20.7%	182	129	- 29.1%
Closed Sales	26	20	- 23.1%	187	124	- 33.7%
Days on Market Until Sale	9	9	0.0%	22	9	- 59.1%
Median Sales Price*	\$312,500	\$347,500	+ 11.2%	\$290,000	\$347,500	+ 19.8%
Average Sales Price*	\$322,115	\$359,475	+ 11.6%	\$318,784	\$372,746	+ 16.9%
Percent of List Price Received*	102.2%	98.4%	- 3.7%	100.7%	103.0%	+ 2.3%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

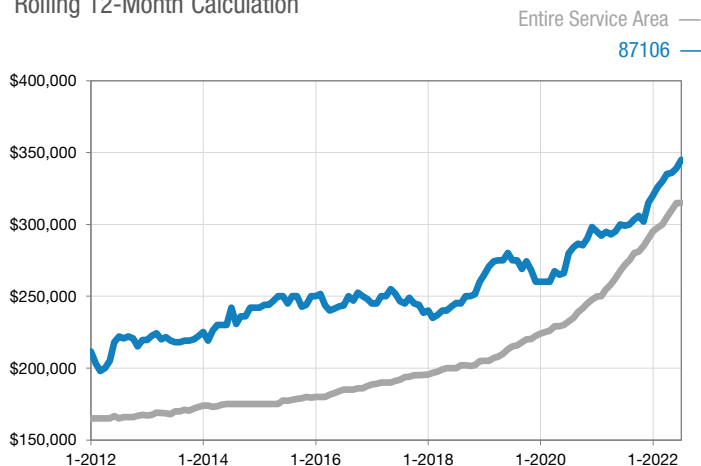
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	11	3	- 72.7%	37	35	- 5.4%
Pending Sales	5	3	- 40.0%	28	27	- 3.6%
Closed Sales	4	3	- 25.0%	24	28	+ 16.7%
Days on Market Until Sale	33	11	- 66.7%	26	11	- 57.7%
Median Sales Price*	\$312,000	\$223,900	- 28.2%	\$260,000	\$232,700	- 10.5%
Average Sales Price*	\$322,000	\$266,800	- 17.1%	\$235,521	\$234,498	- 0.4%
Percent of List Price Received*	98.4%	100.0%	+ 1.6%	97.5%	98.7%	+ 1.2%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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.

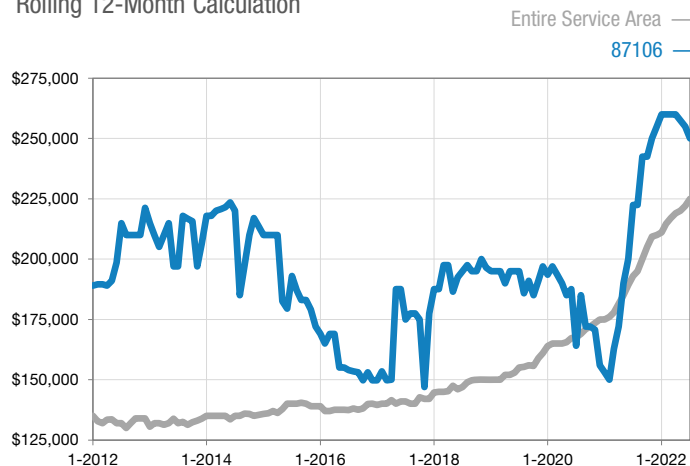
Median Sales Price - Single-Family Detached

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.