

Local Market Update for August 2022

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



87048

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	24	6	- 75.0%	127	116	- 8.7%
Pending Sales	13	10	- 23.1%	100	83	- 17.0%
Closed Sales	8	14	+ 75.0%	98	87	- 11.2%
Days on Market Until Sale	13	20	+ 53.8%	31	24	- 22.6%
Median Sales Price*	\$725,000	\$732,500	+ 1.0%	\$630,500	\$715,000	+ 13.4%
Average Sales Price*	\$642,526	\$754,393	+ 17.4%	\$687,963	\$786,257	+ 14.3%
Percent of List Price Received*	98.8%	97.1%	- 1.7%	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

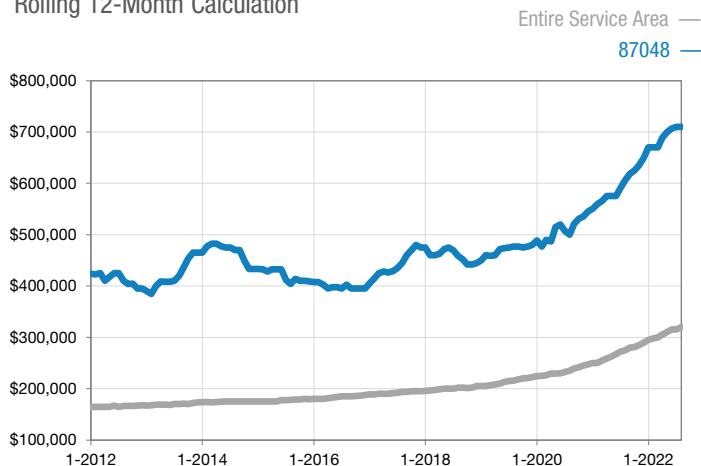
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	4	2	- 50.0%
Days on Market Until Sale	--	3	--	1	3	+ 200.0%
Median Sales Price*	--	\$360,000	--	\$282,000	\$400,000	+ 41.8%
Average Sales Price*	--	\$360,000	--	\$271,000	\$400,000	+ 47.6%
Percent of List Price Received*	--	112.5%	--	96.9%	105.1%	+ 8.5%
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.

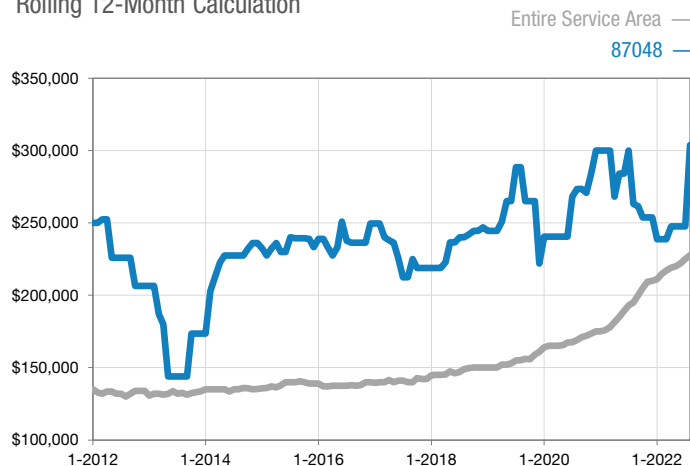
Median Sales Price - Single-Family Detached

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.