

Local Market Update for August 2022

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	49	33	- 32.7%	311	356	+ 14.5%
Pending Sales	31	47	+ 51.6%	254	292	+ 15.0%
Closed Sales	33	31	- 6.1%	269	267	- 0.7%
Days on Market Until Sale	29	26	- 10.3%	20	17	- 15.0%
Median Sales Price*	\$240,000	\$255,000	+ 6.3%	\$215,000	\$235,000	+ 9.3%
Average Sales Price*	\$268,838	\$256,186	- 4.7%	\$247,752	\$261,556	+ 5.6%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	100.5%	100.7%	+ 0.2%
Inventory of Homes for Sale	54	42	- 22.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

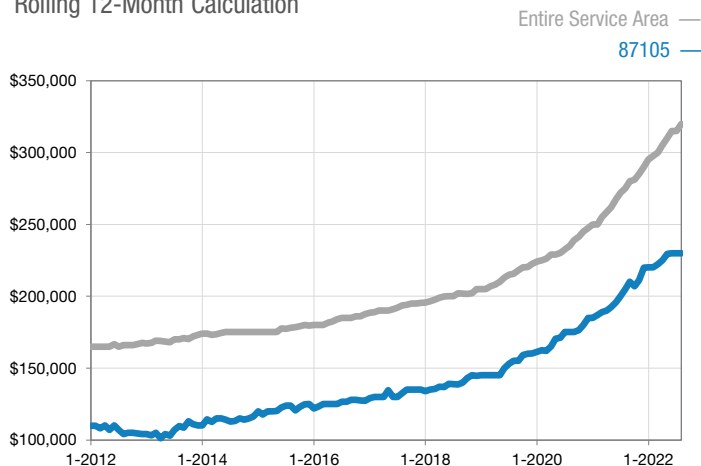
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	4	+ 300.0%	13	30	+ 130.8%
Pending Sales	0	2	--	9	19	+ 111.1%
Closed Sales	1	3	+ 200.0%	11	18	+ 63.6%
Days on Market Until Sale	55	11	- 80.0%	26	7	- 73.1%
Median Sales Price*	\$145,000	\$237,500	+ 63.8%	\$212,000	\$187,500	- 11.6%
Average Sales Price*	\$145,000	\$209,000	+ 44.1%	\$216,813	\$188,689	- 13.0%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 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.

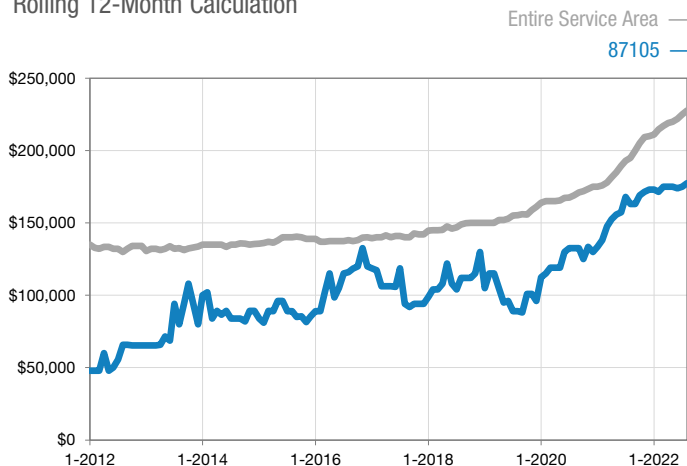
Median Sales Price - Single-Family Detached

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.