

Local Market Update for August 2022

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	33	21	- 36.4%	248	173	- 30.2%
Pending Sales	30	12	- 60.0%	215	135	- 37.2%
Closed Sales	28	24	- 14.3%	204	137	- 32.8%
Days on Market Until Sale	16	13	- 18.8%	24	11	- 54.2%
Median Sales Price*	\$297,500	\$379,000	+ 27.4%	\$335,000	\$375,000	+ 11.9%
Average Sales Price*	\$330,980	\$437,313	+ 32.1%	\$370,673	\$416,817	+ 12.4%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.2%	102.3%	+ 2.1%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

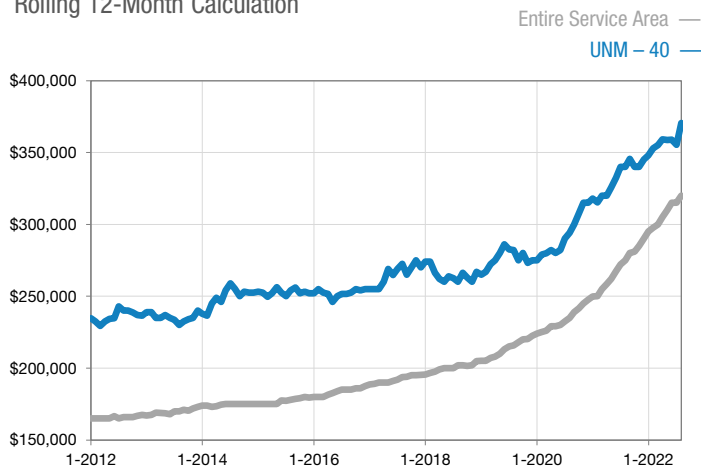
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	2	- 50.0%	19	13	- 31.6%
Pending Sales	3	2	- 33.3%	13	7	- 46.2%
Closed Sales	0	2	--	10	8	- 20.0%
Days on Market Until Sale	--	44	--	39	15	- 61.5%
Median Sales Price*	--	\$195,000	--	\$267,500	\$235,750	- 11.9%
Average Sales Price*	--	\$195,000	--	\$283,850	\$297,494	+ 4.8%
Percent of List Price Received*	--	96.8%	--	97.9%	97.1%	- 0.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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.

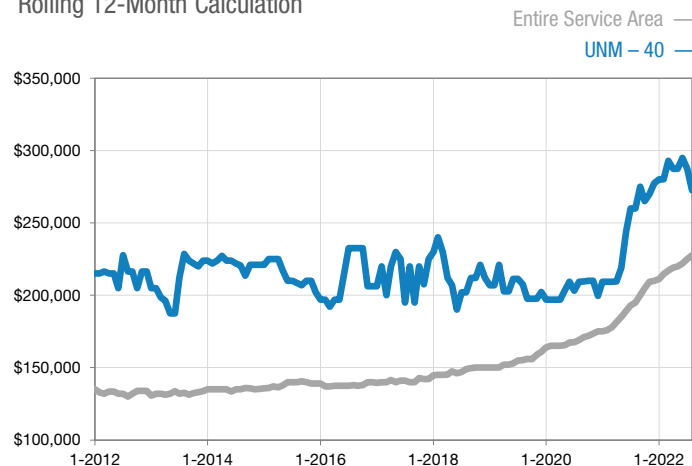
Median Sales Price - Single-Family Detached

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.