

Local Market Update for August 2022

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



87122

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	37	28	- 24.3%	342	253	- 26.0%
Pending Sales	35	29	- 17.1%	280	204	- 27.1%
Closed Sales	36	21	- 41.7%	277	191	- 31.0%
Days on Market Until Sale	12	26	+ 116.7%	23	16	- 30.4%
Median Sales Price*	\$642,500	\$649,000	+ 1.0%	\$635,000	\$673,000	+ 6.0%
Average Sales Price*	\$697,975	\$667,774	- 4.3%	\$682,744	\$750,490	+ 9.9%
Percent of List Price Received*	100.7%	97.8%	- 2.9%	99.9%	101.4%	+ 1.5%
Inventory of Homes for Sale	52	32	- 38.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

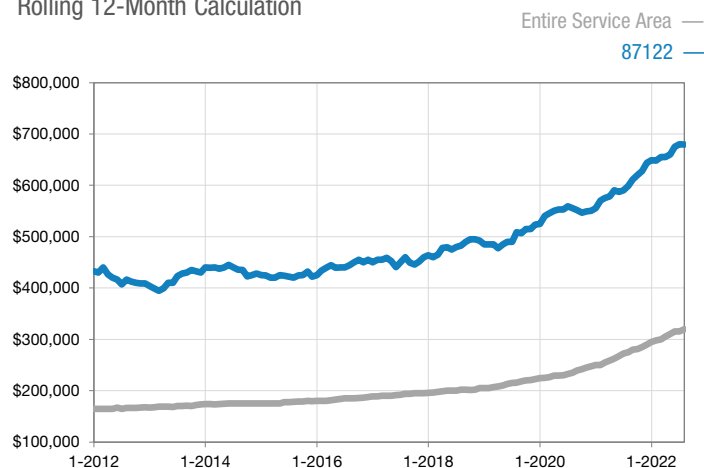
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	0	- 100.0%	14	4	- 71.4%
Pending Sales	1	0	- 100.0%	10	4	- 60.0%
Closed Sales	0	1	--	13	5	- 61.5%
Days on Market Until Sale	--	0	--	19	2	- 89.5%
Median Sales Price*	--	\$245,000	--	\$280,000	\$302,000	+ 7.9%
Average Sales Price*	--	\$245,000	--	\$303,531	\$299,600	- 1.3%
Percent of List Price Received*	--	100.0%	--	99.6%	108.1%	+ 8.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

* 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.

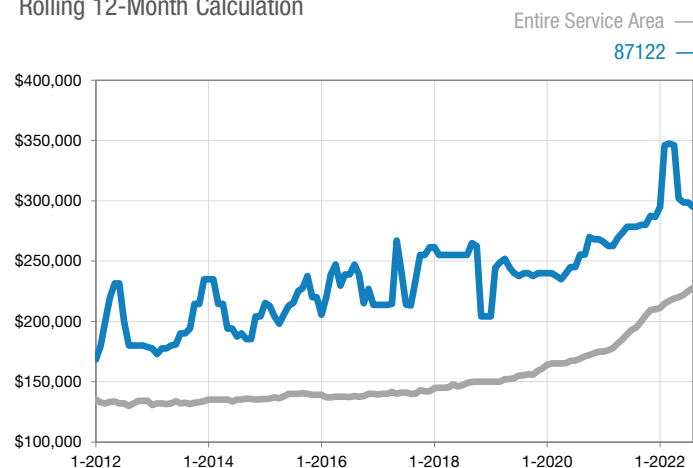
Median Sales Price - Single-Family Detached

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.