

# Local Market Update for August 2022

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	26	16	- 38.5%	179	149	- 16.8%
Pending Sales	28	11	- 60.7%	162	122	- 24.7%
Closed Sales	18	15	- 16.7%	148	126	- 14.9%
Days on Market Until Sale	11	6	- 45.5%	13	10	- 23.1%
Median Sales Price*	\$322,500	<b>\$315,000</b>	- 2.3%	\$312,500	<b>\$339,500</b>	+ 8.6%
Average Sales Price*	\$337,287	<b>\$341,807</b>	+ 1.3%	\$334,603	<b>\$354,194</b>	+ 5.9%
Percent of List Price Received*	101.1%	<b>101.3%</b>	+ 0.2%	101.0%	<b>101.9%</b>	+ 0.9%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--

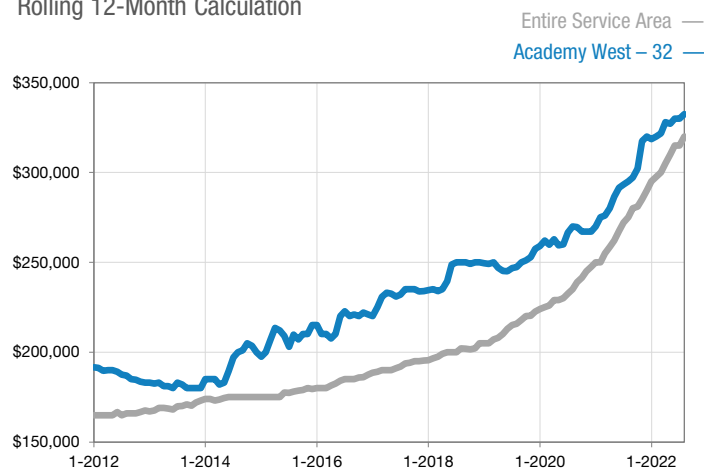
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	23	17	- 26.1%	133	95	- 28.6%
Pending Sales	19	16	- 15.8%	112	90	- 19.6%
Closed Sales	14	14	0.0%	107	84	- 21.5%
Days on Market Until Sale	10	13	+ 30.0%	8	12	+ 50.0%
Median Sales Price*	\$241,000	<b>\$231,000</b>	- 4.1%	\$190,000	<b>\$210,000</b>	+ 10.5%
Average Sales Price*	\$232,386	<b>\$236,000</b>	+ 1.6%	\$189,007	<b>\$210,741</b>	+ 11.5%
Percent of List Price Received*	99.1%	<b>100.4%</b>	+ 1.3%	100.4%	<b>101.8%</b>	+ 1.4%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.9</b>	- 18.2%	--	--	--

\* 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.

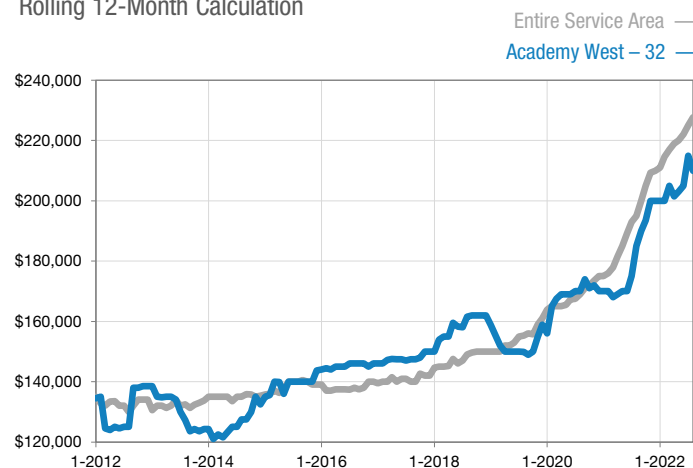
### Median Sales Price - Single-Family Detached

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.