

Local Market Update for August 2022

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, 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	45	40	- 11.1%	435	348	- 20.0%
Pending Sales	51	40	- 21.6%	396	310	- 21.7%
Closed Sales	50	36	- 28.0%	362	304	- 16.0%
Days on Market Until Sale	7	13	+ 85.7%	11	10	- 9.1%
Median Sales Price*	\$372,500	\$442,000	+ 18.7%	\$369,500	\$420,500	+ 13.8%
Average Sales Price*	\$414,315	\$503,253	+ 21.5%	\$408,957	\$473,510	+ 15.8%
Percent of List Price Received*	101.4%	100.3%	- 1.1%	101.1%	102.4%	+ 1.3%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

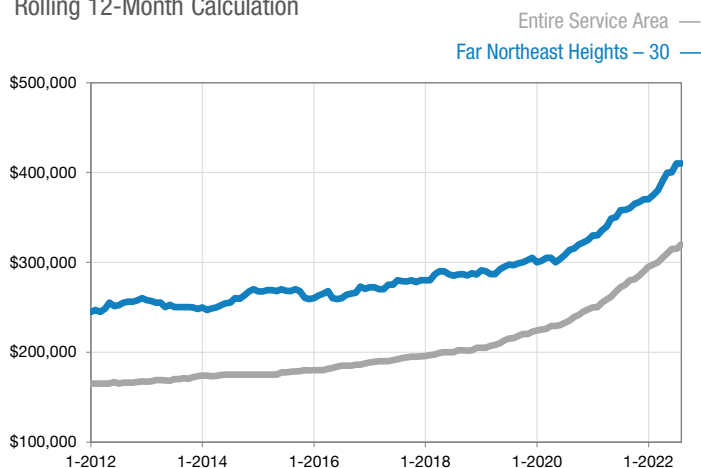
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	14	12	- 14.3%	106	89	- 16.0%
Pending Sales	10	6	- 40.0%	91	77	- 15.4%
Closed Sales	17	14	- 17.6%	93	76	- 18.3%
Days on Market Until Sale	6	8	+ 33.3%	10	6	- 40.0%
Median Sales Price*	\$261,000	\$303,750	+ 16.4%	\$250,000	\$283,500	+ 13.4%
Average Sales Price*	\$271,029	\$298,607	+ 10.2%	\$254,303	\$300,793	+ 18.3%
Percent of List Price Received*	102.4%	102.2%	- 0.2%	101.5%	102.9%	+ 1.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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.

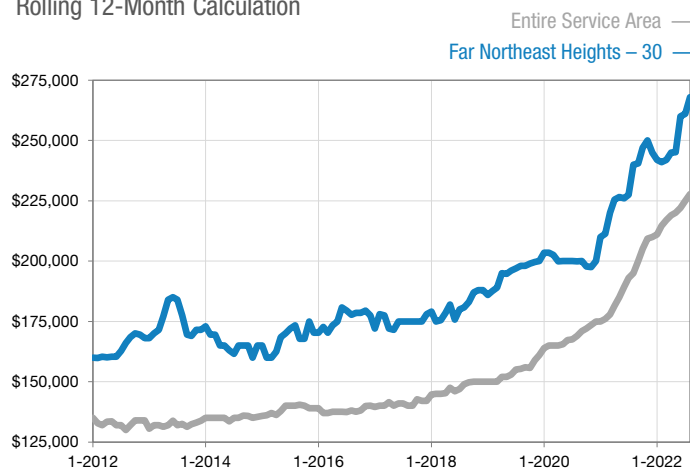
Median Sales Price - Single-Family Detached

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.