

Local Market Update for August 2022

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	77	83	+ 7.8%	625	620	- 0.8%
Pending Sales	66	71	+ 7.6%	570	535	- 6.1%
Closed Sales	58	79	+ 36.2%	550	508	- 7.6%
Days on Market Until Sale	8	11	+ 37.5%	7	8	+ 14.3%
Median Sales Price*	\$222,300	\$265,000	+ 19.2%	\$211,500	\$252,000	+ 19.1%
Average Sales Price*	\$229,025	\$269,616	+ 17.7%	\$213,396	\$256,169	+ 20.0%
Percent of List Price Received*	102.4%	101.4%	- 1.0%	102.1%	102.3%	+ 0.2%
Inventory of Homes for Sale	60	61	+ 1.7%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

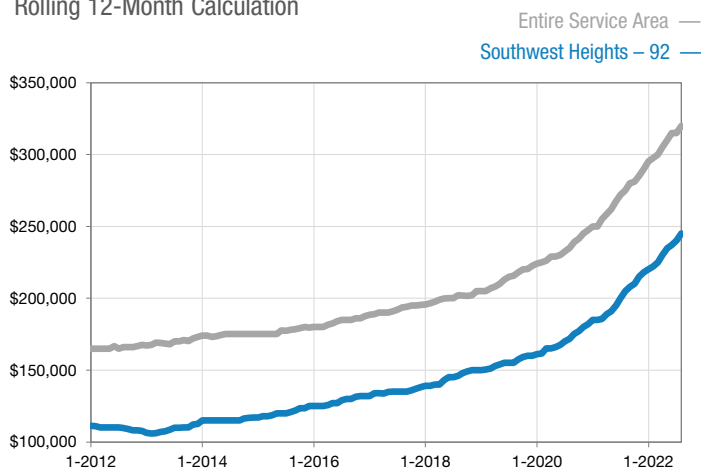
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	2	1	- 50.0%	12	11	- 8.3%
Pending Sales	1	1	0.0%	9	13	+ 44.4%
Closed Sales	1	2	+ 100.0%	12	12	0.0%
Days on Market Until Sale	2	11	+ 450.0%	6	6	0.0%
Median Sales Price*	\$149,000	\$162,500	+ 9.1%	\$149,500	\$176,500	+ 18.1%
Average Sales Price*	\$149,000	\$162,500	+ 9.1%	\$164,453	\$184,750	+ 12.3%
Percent of List Price Received*	102.8%	100.0%	- 2.7%	100.2%	103.9%	+ 3.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

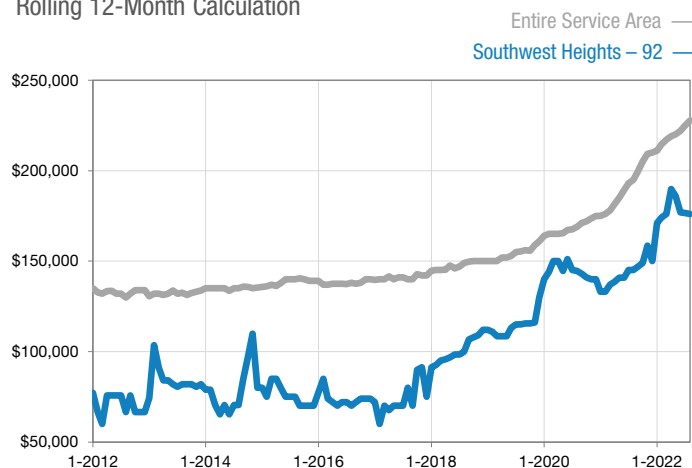
Median Sales Price - Single-Family Detached

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.